

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

308/146 BELL STREET COBURG VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,500

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

314/146 BELL STREET COBURG VIC 3058	\$318,000	13-Jul-23
204A/41-43 STOCKADE AVENUE COBURG VIC 3058	\$335,000	02-Aug-23
206A/41-43 STOCKADE AVENUE COBURG VIC 3058	\$350,000	30-Sep-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 08 March 2024



**314/146 BELL STREET COBURG VIC 3058** Sold Price

**\$318,000** Sold Date **13-Jul-23**

 1  1  1

Distance **0km**



**204A/41-43 STOCKADE AVENUE COBURG VIC 3058** Sold Price

**\$335,000** Sold Date **02-Aug-23**

 1  1  1

Distance **0.58km**



**206A/41-43 STOCKADE AVENUE COBURG VIC 3058** Sold Price

**\$350,000** Sold Date **30-Sep-23**

 1  1  1

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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