

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

503/146 Bell Street, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$480,000

Median sale price

Median price \$464,000 Property Type Unit Suburb Coburg

Period - From 05/10/2022 to 04/10/2023 Source REIV

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 six 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
1	107/14 Bell St COBURG 3058	\$470,000	10/06/2023
2	605/146 Bell St COBURG 3058	\$435,000	14/04/2023
3			

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 six months.

This Statement of Information was prepared on: 05/10/2023 14:43

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2 2 1

Rooms: 5
Property Type: Apartment
Land Size: Starta sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
05/10/2022 - 04/10/2023: \$464,000

Comparable Properties

107/14 Bell St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$470,000
Method: Private Sale
Date: 10/06/2023
Property Type: Unit



605/146 Bell St COBURG 3058 (REI)

Agent Comments

2 2 1

Price: \$435,000
Method: Private Sale
Date: 14/04/2023
Property Type: Apartment

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 six months.

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