

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

5/136-144 BELL STREET COBURG VIC 3058

Indicative selling price

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

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Coburg

Period-from

01 Feb 2023

to

31 Jan 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

4/99 SHEFFIELD STREET COBURG VIC 3058	\$530,000	14-Oct-23
9/133 NICHOLSON STREET COBURG VIC 3058	\$515,000	31-Oct-23
5/50-66 REYNARD STREET COBURG VIC 3058	\$494,000	15-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 February 2024

McGrath

Tim Gledhill
P 0393129222
M 0490816026
E Timgledhill@mcgrath.com.au



4/99 SHEFFIELD STREET COBURG VIC 3058

 2  1  1

Sold Price

\$530,000

Sold Date

14-Oct-23

Distance

1.05km



9/133 NICHOLSON STREET COBURG VIC 3058

 2  1  1

Sold Price

\$515,000

Sold Date

31-Oct-23

Distance

1.37km



5/50-66 REYNARD STREET COBURG VIC 3058

 2  1  1

Sold Price

\$494,000

Sold Date

15-Sep-23

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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