

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

25 Bell Street, Coburg Vic 3058

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,400,000

Median sale priceMedian price \$1,020,000 House Unit Suburb Coburg

Period - From 01/07/2017 to 30/06/2018 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	1 Patterson St COBURG 3058	\$1,385,000	14/07/2018
2	26 Carr St COBURG NORTH 3058	\$1,354,000	19/05/2018
3	1 Soudan St COBURG 3058	\$1,307,500	18/08/2018

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.~~



Rooms: 3

Property Type: House (Previously Occupied - Detached)

Land Size: 688 sqm approx

Agent Comments

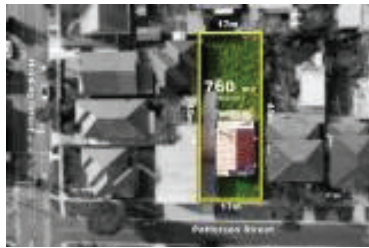
Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2018: \$1,020,000

Comparable Properties



1 Patterson St COBURG 3058 (REI)

Agent Comments



Price: \$1,385,000

Method: Auction Sale

Date: 14/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 760 sqm approx



26 Carr St COBURG NORTH 3058 (REI)

Agent Comments



Price: \$1,354,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: House (Res)



1 Soudan St COBURG 3058 (REI)

Agent Comments



Price: \$1,307,500

Method: Auction Sale

Date: 18/08/2018

Rooms: 5

Property Type: House (Res)

Land Size: 566 sqm approx