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	4/212-214 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $630,000 Property Type Unit Suburb Coburg

Period - From 01/04/2024 to 30/06/2024 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	1/145 Bell St COBURG 3058	$630,000	22/06/2024
2	35 Stock St COBURG 3058	$606,000	06/05/2024
3	11/5 Industry La COBURG 3058	$630,000	03/05/2024

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: 02/10/2024 16:46

4/212-214 Bell Street, Coburg Vic 3058

Yash Akpinar
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2 1 1

Property Type: Townhouse (Res)
Land Size: 125 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
June quarter 2024: $630,000

Comparable Properties



1/145 Bell St COBURG 3058 (VG)

2 - -

Price: $630,000
Method: Sale
Date: 22/06/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

This result is on the same street however it is directly facing Bell Street whereas ours is situated at the rear of our block. We have allowed for that difference in price with our top end quote range.



35 Stock St COBURG 3058 (REI/VG)

2 1 2

Price: $606,000
Method: Private Sale
Date: 06/05/2024
Property Type: Townhouse (Single)
Land Size: 98 sqm approx

Agent Comments

This is a similar townhouse however it does face a train line.



11/5 Industry La COBURG 3058 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 03/05/2024
Property Type: Townhouse (Res)

Agent Comments

This townhouse has a similar style orientation which is the reverse living style regarding the floorplan.

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