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	195 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,171,825 Property Type House 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	123 Nicholson St COBURG 3058	$1,100,000	02/07/2024
2	19 Bruce St COBURG 3058	$1,120,000	25/05/2024
3	31 Woiwurung Cr COBURG 3058	$1,075,000	20/04/2024

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: 19/09/2024 11:25

195 Bell Street, Coburg Vic 3058

Chris Vitsent
9387 5888
0400 087 069
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3 1 2

Rooms: 7
Property Type: House
Land Size: 423 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
June quarter 2024: $1,171,825

Comparable Properties



123 Nicholson St COBURG 3058 (REI/VG)

3 1 2

Price: $1,100,000
Method: Private Sale
Date: 02/07/2024
Property Type: House
Land Size: 469 sqm approx

Agent Comments



19 Bruce St COBURG 3058 (REI/VG)

3 2 1

Price: $1,120,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 297 sqm approx

Agent Comments



31 Woiwurung Cr COBURG 3058 (REI/VG)

3 2 2

Price: $1,075,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 424 sqm approx

Agent Comments

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