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	330 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $1,150,000 Property Type House Suburb Coburg

Period - From 01/07/2024 to 30/09/2024 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	211 Bell St COBURG 3058	$850,000	22/06/2024
2	18 Langtree Av PASCOE VALE SOUTH 3044	$950,000	19/06/2024
3	54 Everett St BRUNSWICK WEST 3055	$975,000	21/05/2024

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: 18/10/2024 10:41

330 Bell Street, Coburg Vic 3058

Irene Androulidakis
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4 1 2

Property Type: House
Land Size: 543 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $920,000
Median House Price
September quarter 2024: $1,150,000

Original brick home on Bell st (main road) in good condition, driveway with garage and rear access from laneway

Comparable Properties



211 Bell St COBURG 3058 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 22/06/2024
Property Type: House
Land Size: 339 sqm approx

Agent Comments

Good comparable as both on Bell st , 330 Bell st is slightly bigger allotment however 211 Bell is superior in condition as fully updated.



18 Langtree Av PASCOE VALE SOUTH 3044 (VG)

3 - -

Price: $950,000
Method: Sale
Date: 19/06/2024
Property Type: House (Res)
Land Size: 520 sqm approx

Agent Comments

Good comparable as both very similar size and condition, Langtree is superior in location as not as busy as Bell st however Bell st is a flat allotment.



54 Everett St BRUNSWICK WEST 3055 (REI)

3 1 2

Price: $975,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 570 sqm approx

Agent Comments

Good comparable as both similar size and condition, Everett however superior in location

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