1/295 Bell Street, Coburg Vic 3058



2 Bed 2 Bath 1 Car
Property Type:
Flat/Unit/Apartment (Res)
Indicative Selling Price
$600,000 - $660,000
Median House Price
31/10/2023 – 30/10/2024:
$580,000

Comparable Properties



3/318 Bell Street, Coburg 3058 (REI)

2 Bed 2 Bath 1 Car
Price: $646,000
Method: Private Sale
Date: 15/10/2024
Property Type: Townhouse (Single)
Agent Comments: Comparable location and attributes, similar internal condition & presentation



4/212 Bell Street, Coburg 3058 (REI)

2 Bed 1 Bath 1 Car
Price: $657,500
Method: Sold Before Auction
Date: 11/10/2024
Property Type: Townhouse (Res)
Agent Comments: Comparable location, inferior less bathrooms, similar condition and presentation



1/145 Bell Street, Coburg 3058 (VG)

2 Bed 1 Bath 1 Car
Price: $630,000
Method: Sale
Date: 22/06/2024
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Inferior internal space and layout, comparable location, comparable attributes

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 1/295 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $580,000 Unit x Suburb Coburg

Period - From 31/10/2023 to 30/10/2024 Source REIV

Comparable property sales

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
3/318 Bell Street, COBURG 3058	$646,000	15/10/2024
4/212 Bell Street, COBURG 3058	$657,500	11/10/2024
1/145 Bell Street, COBURG 3058	$630,000	22/06/2024

This Statement of Information was prepared on: 31/10/2024 14:50

This guide must not be taken as legal advice.