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	21/14 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between $400,000 & $420,000

Median sale price

Median price $661,250 Property Type Unit Suburb Coburg

Period - From 01/10/2024 to 31/12/2024 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	608/14-20 Nicholson St COBURG 3058	$420,000	14/11/2024
2	203/14 Bell St COBURG 3058	$410,000	17/09/2024
3	19/14 Bell St COBURG 3058	$415,000	13/09/2024

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: 05/02/2025 14:15

21/14 Bell Street, Coburg Vic 3058

Kristian Pithie
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000 - $420,000
Median Unit Price
December quarter 2024: $661,250

Comparable Properties



608/14-20 Nicholson St COBURG 3058 (REI)

2 1 1

Price: $420,000
Method: Private Sale
Date: 14/11/2024
Property Type: Apartment

Agent Comments

203/14 Bell St COBURG 3058 (VG)

2 - -

Price: $410,000
Method: Sale
Date: 17/09/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



19/14 Bell St COBURG 3058 (REI)

2 1 1

Price: $415,000
Method: Private Sale
Date: 13/09/2024
Property Type: Unit

Agent Comments

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