



 3  3  2

Rooms:
Property Type: House (Res)
Land Size: 240 sqm
Agent Comments

Indicative Selling Price
\$675,000 - \$742,500
Median House Price
Year ending March 2017: \$908,000

Comparable Properties



37 Kelson St COBURG 3058 (REI/VG)

Agent Comments

 3  1  1

Price: \$700,000
Method: Sold Before Auction
Date: 22/02/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 138 sqm

3/185 Moreland Rd COBURG 3058 (REI/VG)

Agent Comments

 3  2  1

Price: \$715,000
Method: Private Sale
Date: 01/03/2017
Rooms: 5
Property Type: Townhouse (Res)



1/185 Moreland Rd COBURG 3058 (REI)

Agent Comments

 3  1  1

Price: \$690,000
Method: Sold Before Auction
Date: 30/05/2017
Rooms: -
Property Type: Townhouse (Res)

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

276A Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$675,000

&

\$742,500

Median sale price

Median price

\$908,000

House

X

Suburb

Coburg

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
37 Kelson St COBURG 3058	\$700,000	22/02/2017
3/185 Moreland Rd COBURG 3058	\$715,000	01/03/2017
1/185 Moreland Rd COBURG 3058	\$690,000	30/05/2017