

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 118/14-20 Nicholson Street, Coburg, VIC 3058

Indicative selling price

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

Single Price \$345,000

Median sale price

Median price \$603,000 Property Type House Suburb Coburg (3058)

Period - From 27/09/2021 to 28/09/2022 Source pdol

Comparable property sales

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
509/14-20 NICHOLSON STREET, COBURG VIC 3058	\$400,000	04/04/2022
608/14-20 NICHOLSON STREET, COBURG VIC 3058	\$417,500	29/03/2022
122/14-20 NICHOLSON STREET, COBURG VIC 3058	\$400,000	14/09/2022

This Statement of Information was prepared on: 27/09/2022