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## UNIT Offered for Sale

18/23 Baxter Street Coburg VIC 3058

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

## Median Sale Price

\$511,750 Units in Coburg between Mar 2017 - Feb 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**13/203 Nicholson Street Coburg VIC 3058**

 2  1  1

Sold Price

**\$410,000**

Sold Date

**05-Feb-18**

Distance

**1.32km**



**107/14 Bell Street Coburg VIC 3058**

 2  1  1

Sold Price

**\$420,000**

Sold Date

**13-Mar-18**

Distance

**1.33km**



**326/14-20 Nicholson Street Coburg VIC 3058**

 2  1  1

Sold Price

**\$412,500**

Sold Date

**10-Feb-18**

Distance

**1.45km**

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