

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

507/14-20 NICHOLSON STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,900

Property type

Unit

Suburb

Coburg

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 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

102/300 VICTORIA STREET BRUNSWICK VIC 3056	\$500,000	25-Nov-22
110/776 SYDNEY ROAD BRUNSWICK VIC 3056	\$600,000	25-Aug-22
5/145 MORELAND ROAD COBURG VIC 3058	\$590,000	30-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 18 January 2023

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**102/300 VICTORIA STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price **\$500,000** Sold Date **25-Nov-22**

Distance **1.74km**



**110/776 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 2 1

Sold Price **\$600,000** Sold Date **25-Aug-22**

Distance **1.11km**



**5/145 MORELAND ROAD COBURG
VIC 3058**

2 1 1

Sold Price **\$590,000** Sold Date **30-Sep-22**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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