

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

314/14-20 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

or range
between

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2024

to

28 Feb 2025

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

106A/41-43 STOCKADE AVENUE COBURG VIC 3058	\$450,000	14-Feb-25
301/14 BELL STREET COBURG VIC 3058	\$461,000	30-Sep-24

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: 25 March 2025



**106A/41-43 STOCKADE AVENUE
COBURG VIC 3058**

Sold Price

^{RS} **\$450,000** Sold Date **14-Feb-25**

 2  1  -

Distance **1.88km**



**301/14 BELL STREET COBURG VIC
3058**

Sold Price

\$461,000 Sold Date **30-Sep-24**

 2  1  1

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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