

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 408/14-20 Nicholson Street, Coburg, VIC 3058

Indicative selling price

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

Single Price \$279,990

Median sale price

Median price \$572,500 Property Type Apartment Suburb Coburg (3058)

Period - From 01/07/2023 to 30/06/2023 Source realestate.com.au

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
314/146 BELL STREET, COBURG VIC 3058	\$318,000	28/07/2023
707/14-20 NICHOLSON STREET, COBURG VIC 3058	\$320,000	29/04/2023
415/14-20 NICHOLSON STREET, COBURG VIC 3058	\$295,000	15/03/2023

This Statement of Information was prepared on: 31/07/2023