

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

3/142 Nicholson Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$479,000

Median sale price

Median price

\$995,000

House

X

Unit

Suburb

Coburg

Period - From

01/04/2017

to

30/06/2017

Source

REIV

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 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
1	9/66 De Carle St BRUNSWICK 3056	\$490,000	03/03/2017
2	2/41 Harding St COBURG 3058	\$492,000	01/07/2017
3	3/95 Harding St COBURG 3058	\$495,000	01/07/2017

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 six months.~~

3/142 Nicholson Street, Coburg Vic 3058



2 1 1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$479,000
Median House Price
June quarter 2017: \$995,000

Comparable Properties

9/66 De Carle St BRUNSWICK 3056 (REI/VG) **Agent Comments**

2 1 1

Price: \$490,000
Method: Private Sale
Date: 03/03/2017
Rooms: -
Property Type: Apartment



2/41 Harding St COBURG 3058 (REI) **Agent Comments**

2 1 1

Price: \$492,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: Apartment



3/95 Harding St COBURG 3058 (REI) **Agent Comments**

2 1 1

Price: \$495,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: Apartment