

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

227/14-20 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

\$415,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2022

to

31 Aug 2023

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

13/203 NICHOLSON STREET COBURG VIC 3058	\$420,000	24-Aug-23
12/23 BAXTER STREET COBURG VIC 3058	\$420,500	30-May-23
107/14 BELL STREET COBURG VIC 3058	\$470,000	10-Jun-23

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: 13 September 2023



**13/203 NICHOLSON STREET
COBURG VIC 3058**

 2  1  1

Sold Price

^{RS} **\$420,000** Sold Date **24-Aug-23**

Distance **1.41km**



**12/23 BAXTER STREET COBURG
VIC 3058**

 2  1  1

Sold Price

\$420,500 Sold Date **30-May-23**

Distance **1.46km**



**107/14 BELL STREET COBURG VIC
3058**

 2  1  1

Sold Price

\$470,000 Sold Date **10-Jun-23**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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