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

22 Nicholson Street, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	n \$1,000,000		&		\$1,100,000					
Median sale price										
Median price	\$1,230,000	Pro	Property Type Ho		ouse		Suburb	Coburg		
Period - From	23/11/2020	to	22/11/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	80 De Carle St BRUNSWICK 3056	\$1,100,000	29/05/2021
2	43 Dunstan Av BRUNSWICK 3056	\$1,050,000	17/07/2021
3	10 New St BRUNSWICK 3056	\$1,000,000	09/08/2021

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.

This Statement of Information was prepared on:

23/11/2021 13:17





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Property Type: House (Res) Land Size: 454 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 23/11/2020 - 22/11/2021: \$1,230,000

Comparable Properties

80 De Carle St BRUNSWICK 3056 (REI/VG) 3 1 - Price: \$1,100,000 Method: Auction Sale Date: 29/05/2021 Property Type: House (Res) Land Size: 166 sqm approx	Agent Comments
43 Dunstan Av BRUNSWICK 3056 (REI) → 3 → 1 → - Price: \$1,050,000 Method: Auction Sale Date: 17/07/2021 Property Type: House (Res)	Agent Comments
10 New St BRUNSWICK 3056 (REI/VG) 3 1 1 1 1 Price: \$1,000,000 Method: Private Sale Date: 09/08/2021 Property Type: House Land Size: 297 sqm approx	Agent Comments

Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788



Propertydata

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