

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 between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Coburg

Period - From 23/11/2020

to

22/11/2021

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	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



4 1 2

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)

Agent Comments

3 1 -

Price: \$1,100,000

Method: Auction Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 166 sqm approx



43 Dunstan Av BRUNSWICK 3056 (REI)

Agent Comments

3 1 -

Price: \$1,050,000

Method: Auction Sale

Date: 17/07/2021

Property Type: House (Res)



10 New St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 1

Price: \$1,000,000

Method: Private Sale

Date: 09/08/2021

Property Type: House

Land Size: 297 sqm approx