

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 4A COGHLAN STREET, NIDDRIE 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$1,190,000

### Median sale price

Median price \$935,000

House



Suburb Niddrie

Period - From 1/4/19

to 30/6/19

Source

REIV propertydata.com.au/RPData/Core  
Logic

### Comparable property sales

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. 9A Ryder Street, Niddrie	\$1,160,000	17/6/19
2. 40A Nolan Street. Niddrie	\$1,190,000	1/6/19
3. 41 Pearl Street, Niddrie	\$1,251,000	1/5/19

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 17 July 2019.