

## 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

334/14-20 Nicholson Street Coburg VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$319,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2020

to

30 Jun 2021

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 202A/41-43 Stockade Avenue Coburg VIC 3058 | \$332,500 | 15-Feb-21 |
| 308A/41-43 Stockade Avenue Coburg VIC 3058 | \$332,500 | 09-Apr-21 |
| 208/146 Bell Street Coburg VIC 3058        | \$322,500 | 09-Feb-21 |

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 July 2021



**202A/41-43 Stockade Avenue  
Coburg VIC 3058**

 1  1  1

Sold Price **\$332,500** Sold Date **15-Feb-21**

Distance **1.88km**



**308A/41-43 Stockade Avenue  
Coburg VIC 3058**

 1  1  1

Sold Price Sold Date **09-Apr-21**

Distance **1.88km**



**208/146 Bell Street Coburg VIC  
3058**

 1  1  1

Sold Price **\$322,500** Sold Date **09-Feb-21**

Distance **2km**

**RS** = Recent sale **UN** = Undisclosed Sale

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