

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

155 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Coburg

Period-from

01 Apr 2023

to

31 Mar 2024

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

14 MERRIBELL AVENUE COBURG VIC 3058	\$1,300,000	27-Apr-24
19 EDNA GROVE COBURG VIC 3058	\$1,252,000	16-Mar-24
14 SUTHERLAND STREET COBURG VIC 3058	\$1,250,000	03-Nov-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: 29 April 2024



**14 MERRIBELL AVENUE COBURG
VIC 3058**

3 1 1

Sold Price

^{RS}

\$1,300,000

Sold Date

27-Apr-24

Distance

0.25km



**19 EDNA GROVE COBURG VIC
3058**

3 1 1

Sold Price

^{RS}

\$1,252,000

Sold Date

16-Mar-24

Distance

0.27km



**14 SUTHERLAND STREET COBURG
VIC 3058**

3 1 1

Sold Price

^{RS}

\$1,250,000

Sold Date

03-Nov-23

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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