

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

163 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

\$899,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,256,000

Property type

House

Suburb

Coburg

Period-from

01 Nov 2021

to

31 Oct 2022

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

94 NICHOLSON STREET COBURG VIC 3058	\$940,000	30-Jun-22
3 AUDLEY STREET COBURG VIC 3058	\$1,080,000	17-Jun-22
11 SUFFOLK AVENUE COBURG VIC 3058	\$1,027,000	08-Sep-22

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: 17 November 2022


94 NICHOLSON STREET COBURG VIC 3058

Sold Price

\$940,000

Sold Date

30-Jun-22

3



1



1

Distance

0.47km
3 AUDLEY STREET COBURG VIC 3058

Sold Price

\$1,080,000

Sold Date

17-Jun-22

3



1



1

Distance

1.51km
11 SUFFOLK AVENUE COBURG VIC 3058

Sold Price

^{RS}**\$1,027,000**^{UN}

Sold Date

08-Sep-22

3



1



1

Distance

1.94km**RS** = Recent sale**UN** = Undisclosed Sale

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