

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 4 COGHLAN STREET, NIDDRIE 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$1,190,000

Median sale price

Median price \$1,080,000

House



Suburb Niddrie

Period - From 1/1/19

to 31/3/19

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. 22A Vaynor Street, Niddrie	\$1,087,000	3/5/19
2. 40A Nolan Street, Niddrie	\$1,200,000	24/4/19
3. 1/40 Forrester Street, Essendon	\$1,300,000	30/1/19

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 28 June 2019.