

# 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

19/144 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)

Range between

\$280,000

&

\$300,000

### Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Coburg

Period - From

01/04/2021

to

30/06/2021

Source

REIV

### 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 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	611/5-9 Blanch St PRESTON 3072	\$310,000	18/06/2021
2	13/115 Shaftesbury Pde THORNBURY 3071	\$302,000	24/05/2021
3	111/19 Pentridge Blvd COBURG 3058	\$290,000	01/04/2021

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 six months.~~

This Statement of Information was prepared on:

16/07/2021 13:22



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$280,000 - \$300,000  
**Median Unit Price**  
June quarter 2021: \$670,000

## Comparable Properties



**611/5-9 Blanch St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 18/06/2021  
**Property Type:** Apartment



**13/115 Shaftesbury Pde THORNbury 3071 (REI)**

Agent Comments



**Price:** \$302,000  
**Method:** Private Sale  
**Date:** 24/05/2021  
**Property Type:** Apartment



**111/19 Pentridge Blvd COBURG 3058 (REI/VG)**

Agent Comments



**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 01/04/2021  
**Property Type:** Apartment