

## 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

3/23 NICHOLSON STREET COBURG VIC 3058

### Indicative selling price

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

Single Price

or range  
between

\$625,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Coburg

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/145 BELL STREET COBURG VIC 3058	\$655,000	26-Sep-23
2/69 SOUDAN STREET COBURG VIC 3058	\$695,000	08-Sep-23
3/126 RENNIE STREET COBURG VIC 3058	\$732,500	09-Sep-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: 20 October 2023



**2/145 BELL STREET COBURG VIC 3058**

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date

**26-Sep-23**

2

2

1

Distance

**1.95km**



**2/69 SOUDAN STREET COBURG VIC 3058**

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date

**08-Sep-23**

2

1

1

Distance

**2.85km**



**3/126 RENNIE STREET COBURG VIC 3058**

Sold Price

<sup>RS</sup> **\$732,500** <sup>UN</sup>

Sold Date

**09-Sep-23**

2

2

1

Distance

**0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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