

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

7/197-199 Nicholson Street, Coburg Vic 3058

Indicative selling price

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

Range between \$730,000

&

\$780,000

Median sale price

Median price \$635,500

House

Unit

X

Suburb Coburg

Period - From 01/01/2019

to

31/03/2019

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	1/197-199 Nicholson St COBURG 3058	\$800,000	04/05/2019
2	1/39 Mt Pleasant Rd PRESTON 3072	\$780,000	02/03/2019
3	5/197-199 Nicholson St COBURG 3058	\$760,000	22/06/2019

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.



3 2 2

Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

March quarter 2019: \$635,500

Comparable Properties

1/197-199 Nicholson St COBURG 3058 (REI)

Agent Comments

3 3 -

Price: \$800,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: Townhouse (Res)



1/39 Mt Pleasant Rd PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$780,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Townhouse (Res)



5/197-199 Nicholson St COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$760,000

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: Townhouse (Res)