

## 154 Nicholson Street, Coburg Vic 3058



**2 Bed 1 Bath 2 Car**

**Property Type:** House

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

17/02/2022 - 16/02/2023:

\$1,213,500

## Comparable Properties



### 5 Stock Street, Coburg 3058 (REI)

**3 Bed 1 Bath 1 Car**

**Price:** \$955,000

**Method:** Auction Sale

**Date:** 22/10/2022

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 430 sqm approx

**Agent Comments:**



### 163 Nicholson Street, Coburg 3058 (REI)

**3 Bed 1 Bath - Car**

**Price:** \$923,000

**Method:** Private Sale

**Date:** 09/02/2022

**Property Type:** House

**Land Size:** 366 sqm approx

**Agent Comments:**



### 13 Molesworth Street, Coburg 3058 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$900,000

**Method:** Private Sale

**Date:** 15/10/2022

**Rooms:** 2

**Property Type:** House (Res)

**Land Size:** 394 sqm approx

**Agent Comments:** Same accommodation & land size, superior position off main road

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

154 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 \$900,000 & \$950,000

#### Median sale price

Median price \$1,213,500 House x Suburb Coburg

Period - From 07/02/2022 to 16/02/2023 Source REIV

#### 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 |
|-----------------------------------|-----------|--------------|
| 5 Stock Street, COBURG 3058       | \$955,000 | 22/10/2022   |
| 163 Nicholson Street, COBURG 3058 | \$923,000 | 09/02/2023   |
| 13 Molesworth Street, COBURG 3058 | \$900,000 | 15/10/2022   |

This Statement of Information was prepared on:

17/02/2023 11:55