

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

14/203 NICHOLSON STREET COBURG VIC 3058

Indicative selling price

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

Single Price

or range
between

\$290,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jun 2022

to

31 May 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

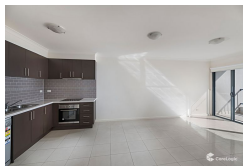
Date of sale

212A/41-43 STOCKADE AVENUE COBURG VIC 3058	\$320,000	10-May-23
311/146 BELL STREET COBURG VIC 3058	\$300,000	12-Mar-23
415/14-20 NICHOLSON STREET COBURG VIC 3058	\$295,000	16-Mar-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: 16 June 2023



**212A/41-43 STOCKADE AVENUE
COBURG VIC 3058**

Sold Price

^{RS}

\$320,000

Sold Date

10-May-23

 1  1  1

Distance

0.82km



**311/146 BELL STREET COBURG VIC
3058**

Sold Price

\$300,000

Sold Date

12-Mar-23

 1  1  1

Distance

1.29km



**415/14-20 NICHOLSON STREET
COBURG VIC 3058**

Sold Price

\$295,000

Sold Date

16-Mar-23

 1  1  1

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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