

## 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

17/203 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$409,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2020

to

30 Jun 2021

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

6/14 Bell Street Coburg VIC 3058	\$510,000	30-Jun-21
2/4 McKay Street Coburg VIC 3058	\$575,000	03-Jun-21
502/146 Bell Street Coburg VIC 3058	\$405,000	21-Mar-21

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: 05 July 2021

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**6/14 Bell Street Coburg VIC 3058**

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**30-Jun-21**

 2

 1

 1

Distance

**0.09km**



**2/4 McKay Street Coburg VIC 3058**

Sold Price

<sup>RS</sup> **\$575,000**

Sold Date

**03-Jun-21**

 2

 1

 1

Distance

**1.19km**



**502/146 Bell Street Coburg VIC 3058**

Sold Price

**\$405,000**

Sold Date

**21-Mar-21**

 2

 1

 1

Distance

**1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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