

## 236/14-20 Nicholson Street, Coburg Vic 3058



**1 Bed 1 Bath - Car**

**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit

**Indicative Selling Price**  
\$249,000

**Median House Price**  
Year ending September 2024:  
\$570,000

## Comparable Properties



**14m/14-20 Nicholson Street, Coburg 3058 (REI/VG)**

**1 Bed 1 Bath - Car**

**Price:** \$240,000

**Method:** Private Sale

**Date:** 22/11/2024

**Property Type:** Apartment

**Agent Comments:** One bedroom apartment in same complex



**22/6 Garnet Street, Brunswick 3056 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$220,000

**Method:** Private Sale

**Date:** 28/10/2024

**Property Type:** Unit

**Agent Comments:** Ground floor one bedroom apartment, inferior condition



**310A/41-43 Stockade Avenue, Coburg 3058 (REI)**

**1 Bed 1 Bath - Car**

**Price:** \$210,000

**Method:** Private Sale

**Date:** 21/06/2024

**Property Type:** Apartment

**Agent Comments:** Comparable accommodation and similar internal sizing. Has balcony..

## 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

236/14-20 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)

Single price

\$249,000

#### Median sale price

Median price

\$570,000

Unit

x

Suburb

Coburg

Period - From

01/10/2023

to

30/09/2024

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
14m/14-20 Nicholson Street, COBURG 3058	\$240,000	22/11/2024
22/6 Garnet Street, BRUNSWICK 3056	\$220,000	28/10/2024
310A/41-43 Stockade Avenue, COBURG 3058	\$210,000	21/06/2024

This Statement of Information was prepared on:

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