

## 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

16M/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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$285,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$498,250

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2018

to

31 Aug 2019

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

210/14-20 Nicholson Street Coburg VIC 3058	\$295,000	04-May-19
309/14-20 Nicholson Street Coburg VIC 3058	\$305,000	24-Jun-19
710/14-20 Nicholson Street Coburg VIC 3058	\$300,000	20-May-19

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: 25 September 2019



**210/14-20 Nicholson Street Coburg VIC 3058** Sold Price **\$295,000** Sold Date **04-May-19**

 1  1  1

Distance -



**309/14-20 Nicholson Street Coburg VIC 3058** Sold Price **\$305,000** Sold Date **24-Jun-19**

 1  1  1

Distance -



**710/14-20 Nicholson Street Coburg VIC 3058** Sold Price **\$300,000** Sold Date **20-May-19**

 1  1  1

Distance -

RS = Recent sale UN = Undisclosed Sale

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