

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

116/14-20 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

\$410,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Coburg

Period-from

01 Apr 2024

to

31 Mar 2025

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

109/14-20 NICHOLSON STREET COBURG VIC 3058	\$420,000	05-Jun-24
410/14-20 NICHOLSON STREET COBURG VIC 3058	\$455,000	29-Jun-24
605/14-20 NICHOLSON STREET COBURG VIC 3058	\$421,000	16-May-24

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: 30 April 2025

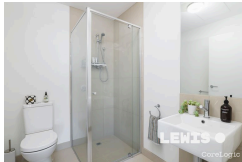


**109/14-20 NICHOLSON STREET
COBURG VIC 3058**

2 1 1

Sold Price **\$420,000** Sold Date **05-Jun-24**

Distance **0km**



**410/14-20 NICHOLSON STREET
COBURG VIC 3058**

2 2 1

Sold Price **\$455,000** Sold Date **29-Jun-24**

Distance **0km**



**605/14-20 NICHOLSON STREET
COBURG VIC 3058**

2 2 1

Sold Price **\$421,000** Sold Date **16-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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