

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	426/14-20 Nicholson Street, Coburg Vic 3058
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$399,000
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Median sale price

Median price	\$615,000	House		Unit	X	Suburb	Coburg
Period - From	01/07/2018	to	30/09/2018	Source	REIV		

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 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
1	112/812 Sydney Rd BRUNSWICK 3056	\$392,000	17/10/2018
2	107/122 Nicholson St BRUNSWICK EAST 3057	\$382,000	23/10/2018
3	7C/1 Manna Gum Ct COBURG 3058	\$370,000	15/10/2018

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 six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
September quarter 2018: \$615,000

Comparable Properties

112/812 Sydney Rd BRUNSWICK 3056
(REI/VG)

Agent Comments



Price: \$392,000
Method: Private Sale
Date: 17/10/2018
Rooms: 2
Property Type: Apartment



107/122 Nicholson St BRUNSWICK EAST 3057
(REI)

Agent Comments



Price: \$382,000
Method: Private Sale
Date: 23/10/2018
Rooms: -
Property Type: Apartment



7C/1 Manna Gum Ct COBURG 3058 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 15/10/2018
Rooms: -
Property Type: Flat
Land Size: 5551 sqm approx