## 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

19/77 Coghlan Street, Niddrie Vic 3042

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$680,000		&		\$710,000			
Median sale p	rice							
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Niddrie
Period - From	01/07/2018	to	30/06/2019		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	2/19 Teague St NIDDRIE 3042	\$839,900	24/07/2019
2	67 Coghlan St NIDDRIE 3042	\$755,000	24/09/2019
3	12/77 Coghlan St NIDDRIE 3042	\$730,000	08/05/2019

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.

This Statement of Information was prepared on:

07/10/2019 16:24









**Property Type:** Townhouse (Res) **Land Size:** 165 sqm approx Agent Comments Indicative Selling Price \$680,000 - \$710,000 Median Unit Price Year ending June 2019: \$690,000

# **Comparable Properties**



2/19 Teague St NIDDRIE 3042 (REI)



Price: \$839,900 Method: Private Sale Date: 24/07/2019 Rooms: 5 Property Type: Townhouse (Single) Agent Comments

Agent Comments



67 Coghlan St NIDDRIE 3042 (REI)



Price: \$755,000 Method: Sold After Auction Date: 24/09/2019 Property Type: House

Agent Comments



Price: \$730,000 Method: Private Sale Date: 08/05/2019 Rooms: 5 Property Type: Townhouse (Single) Land Size: 122 sqm approx

12/77 Coghlan St NIDDRIE 3042 (REI/VG)

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.