

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$710,000

### Median sale price

Median price \$690,000 Property Type Unit Suburb Niddrie

Period - From 01/07/2018 to 30/06/2019 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	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



 3    2    2

**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)**

Agent Comments

 3    2    2

**Price:** \$839,900

**Method:** Private Sale

**Date:** 24/07/2019

**Rooms:** 5

**Property Type:** Townhouse (Single)



**67 Coghlan St NIDDRIE 3042 (REI)**

Agent Comments

 3    2    2

**Price:** \$755,000

**Method:** Sold After Auction

**Date:** 24/09/2019

**Property Type:** House



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

Agent Comments

 3    2    2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 08/05/2019

**Rooms:** 5

**Property Type:** Townhouse (Single)

**Land Size:** 122 sqm approx