

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 5/70-72 Coghlan Street, NIDDRIE 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$745,000 - \$770,000**

### Median sale price

Median **Unit** for **NIDDRIE** for period **Mar 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$730,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**67 Coghlan Street,**  
Niddrie 3042

Price **\$755,000** Sold 24  
September 2019

**12/77 Coghlan Street,**  
Niddrie 3042

Price **\$730,000** Sold 24 April  
2019

**20/77 Coghlan Street,**  
Niddrie 3042

Price **\$720,000** Sold 19  
March 2019

This Statement of Information was prepared on 7th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.



### Kontek Real Estate

P.O Box 79,  
Taylors Lakes VIC 3038

### Contact agents



**Eric Kontek**

03 9743 6000  
0416 281 659  
[eric@kontek.com.au](mailto:eric@kontek.com.au)

