

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

501/14-20 Nicholson Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Coburg

Period - From

01/07/2023

to

30/09/2023

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	307A/41-43 Stockade Av COBURG 3058	\$345,000	27/07/2023
2	104A/41-43 Stockade Av COBURG 3058	\$330,000	12/08/2023
3	314/146 Bell St COBURG 3058	\$318,000	28/07/2023

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:

15/11/2023 16:32



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties

307A/41-43 Stockade Av COBURG 3058 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 27/07/2023

Property Type: Unit



104A/41-43 Stockade Av COBURG 3058 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 12/08/2023

Property Type: Apartment



314/146 Bell St COBURG 3058 (REI/VG)

Agent Comments



Price: \$318,000

Method: Private Sale

Date: 28/07/2023

Property Type: Apartment