

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/23 NICHOLSON STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,500

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/42 MOORE STREET COBURG VIC 3058	\$739,000	20-Jan-24
6/20-24 KENDALL STREET PRESTON VIC 3072	\$680,000	16-Nov-23
3/20 LOCH STREET COBURG VIC 3058	\$747,000	29-Nov-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 March 2024



1/42 MOORE STREET COBURG VIC 3058

Sold Price

^{RS} **\$739,000**

Sold Date **20-Jan-24**

 2  1  -

Distance **0.54km**



6/20-24 KENDALL STREET PRESTON VIC 3072

Sold Price

\$680,000

Sold Date **16-Nov-23**

 2  1  1

Distance **1.35km**



3/20 LOCH STREET COBURG VIC 3058

Sold Price

\$747,000

Sold Date **29-Nov-23**

 2  2  1

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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