

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

123 NICHOLSON STREET, COBURG, VIC 3058
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Indicative selling price

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

Range between

\$1,150,000	&	\$1,250,000
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Median sale price

Median price

\$1,142,500	Property type	House	Suburb	COBURG
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Period - From

01 October 2022	to	30 September 2023	Source	Price Finder
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Comparable property sales

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
6 MOLESWORTH ST, COBURG, VIC 3058	\$1,270,000	13/10/2023
27 GOLF RD, COBURG NORTH, VIC 3058	\$1,270,000	07/10/2023
70 MOORE ST, COBURG, VIC 3058	\$1,225,000	16/09/2023

This Statement of Information was prepared on: 20/10/2023