

# 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

15/77 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 \$740,000 & \$780,000

### Median sale price

Median price \$780,000 Property Type Unit Suburb Niddrie

Period - From 01/01/2024 to 31/03/2024 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	2/16 Coniston Av AIRPORT WEST 3042	\$786,000	27/04/2024
2	7/77 Coghlan St NIDDRIE 3042	\$785,000	06/04/2024
3	2f The Avenue NIDDRIE 3042	\$780,000	23/03/2024

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:

05/06/2024 11:18

15/77 Coghlan Street, Niddrie Vic 3042



Adrian Petrucelli  
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**Indicative Selling Price**

\$740,000 - \$780,000

**Median Unit Price**

March quarter 2024: \$780,000



3 2 2

**Property Type:** Townhouse (Res)

**Land Size:** 106 sqm approx

Agent Comments

## Comparable Properties



**2/16 Coniston Av AIRPORT WEST 3042 (REI)**

Agent Comments

3 2 1

**Price:** \$786,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** Townhouse (Res)



**7/77 Coghlan St NIDDRIE 3042 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$785,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** Townhouse (Res)



**2f The Avenue NIDDRIE 3042 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Townhouse (Res)

**Account** - Jellis Craig Pascoe Vale | P: 03 9989 9575



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