

## 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

227/14-20 NICHOLSON STREET COBURG VIC 3058

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 6 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

13/203 NICHOLSON STREET COBURG VIC 3058	\$420,000	24-Aug-23
12/23 BAXTER STREET COBURG VIC 3058	\$420,500	30-May-23
107/14 BELL STREET COBURG VIC 3058	\$470,000	10-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 13 September 2023



**13/203 NICHOLSON STREET  
COBURG VIC 3058**

2 1 1

Sold Price

<sup>RS</sup> **\$420,000** Sold Date **24-Aug-23**

Distance **1.41km**



**12/23 BAXTER STREET COBURG  
VIC 3058**

2 1 1

Sold Price

**\$420,500** Sold Date **30-May-23**

Distance **1.46km**



**107/14 BELL STREET COBURG VIC  
3058**

2 1 1

Sold Price

**\$470,000** Sold Date **10-Jun-23**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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