

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 512/14-20 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 \$567,500 Property Type Unit Suburb Coburg

Period - From 01/10/2023 to 31/12/2023 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	501/14-20 Nicholson St COBURG 3058	\$330,000	06/12/2023
2	701/14-20 Nicholson St COBURG 3058	\$320,000	17/11/2023
3	9/2 West St BRUNSWICK 3056	\$309,500	22/08/2023

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: 20/02/2024 11:20



Property Type: Unit

Agent Comments

Comparable Properties



501/14-20 Nicholson St COBURG 3058 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 06/12/2023

Property Type: Apartment



701/14-20 Nicholson St COBURG 3058 (REI)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 17/11/2023

Property Type: Apartment



9/2 West St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$309,500

Method: Private Sale

Date: 22/08/2023

Property Type: Unit