

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

67 Coghlan Street, Niddrie

Indicative selling price

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

Range between

\$970,000

&

\$995,000

Median sale price

Median price

\$1,050,000

Property type

3BR Houses

Suburb

Niddrie

Period - From

July 2023

to

Dec 2023

Source

REA.com

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.	20 George Street, Niddrie	\$1,040,000	16.10.2023
2.	19 Sapphire Street, Niddrie	\$1,060,000	7.10.2023
3.	55A Coghlan Street, Niddrie	\$975,000	22.9.2023

This Statement of Information was prepared on:

15.01.2024