Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/77 Coghlan Street, Niddrie Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$750,000		&		\$820,000			
Median sale price								
Median price	\$762,500	Pro	operty Type	Unit			Suburb	Niddrie
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/1 Granite Way KEILOR EAST 3033	\$890,000	01/02/2024
2	1/7 Irving St NIDDRIE 3042	\$810,000	08/12/2023
3	2/13 Batman St ABERFELDIE 3040	\$785,000	03/02/2024

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:

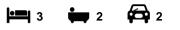
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Kieran Moloney 8378 0500





Rooms: 6 Property Type: Townhouse Agent Comments 0400 634 565 kieranmoloney@jelliscraig.com.au Indicative Selling Price

\$750,000 - \$820,000 **Median Unit Price** Year ending December 2023: \$762,500

Townhouse offering 3 bed + study, 2 bath, 2 car & courtyard backing onto the park.

Comparable Properties

1/1 Granite Way KEILOR EAST 3033 (REI) 3 2 2 2 Price: \$890,000 Method: Sold Before Auction Date: 01/02/2024 Property Type: House (Res)	Agent Comments Newer townhouse set over 3 levels.
1/7 Irving St NIDDRIE 3042 (REI/VG) 2 1 1 1 1 Price: \$810,000 Method: Private Sale Date: 08/12/2023 Property Type: Townhouse (Single)	Agent Comments Brand new townhouse with less accommodation.
2/13 Batman St ABERFELDIE 3040 (REI) 2 2 2 1 Price: \$785,000 Method: Private Sale Date: 03/02/2024 Property Type: Townhouse (Single)	Agent Comments Located in Aberfeldie with less accommodation.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



propertydata

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