

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

7/77 Coghlan Street, Niddrie Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$820,000

Median sale price

Median price \$762,500 Property Type Unit Suburb Niddrie

Period - From 01/01/2023 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	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:

14/02/2024 11:33



Rooms: 6

Property Type: Townhouse

Agent Comments

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

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

Year ending December 2023: \$762,500

Comparable Properties



1/1 Granite Way KEILOR EAST 3033 (REI)



Agent Comments

Newer townhouse set over 3 levels.

Price: \$890,000

Method: Sold Before Auction

Date: 01/02/2024

Property Type: House (Res)



1/7 Irving St NIDDRIE 3042 (REI/VG)



Agent Comments

Brand new townhouse with less accommodation.

Price: \$810,000

Method: Private Sale

Date: 08/12/2023

Property Type: Townhouse (Single)



2/13 Batman St ABERFELDIE 3040 (REI)



Agent Comments

Located in Aberfeldie with less accommodation.

Price: \$785,000

Method: Private Sale

Date: 03/02/2024

Property Type: Townhouse (Single)