

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

703/14-20 Nicholson Street, Coburg Vic 3058

Indicative selling price

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

Single price \$470,000

Median sale price

Median price \$995,000

House

X

Unit

Suburb Coburg

Period - From 01/04/2017

to 30/06/2017

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	406/20 Breese St BRUNSWICK 3056	\$485,000	29/05/2017
2	318/37 Breese St BRUNSWICK 3056	\$460,000	27/09/2017
3	7/10 Hudson St COBURG 3058	\$460,000	02/05/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$470,000
Median House Price
June quarter 2017: \$995,000

Comparable Properties



406/20 Breese St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$485,000
Method: Private Sale
Date: 29/05/2017
Rooms: -
Property Type: Apartment



318/37 Breese St BRUNSWICK 3056 (REI) Agent Comments



Price: \$460,000
Method: Private Sale
Date: 27/09/2017
Rooms: -
Property Type: Apartment



7/10 Hudson St COBURG 3058 (REI/VG) Agent Comments



Price: \$460,000
Method: Private Sale
Date: 02/05/2017
Rooms: -
Property Type: Apartment