

236/14-20 Nicholson Street, Coburg Vic 3058



1 Beds 1 Bath
Property Type: Apartment
Size: 40m² Including balcony

Indicative Selling Price
\$275,000 - \$290,000
Median Unit Price
Year ending March 2017: \$537,500

Comparable Properties



425/14-20 Nicholson Street, Coburg 3058
1 Beds 1 Bath
Price: \$287,500
Method: Private Sale
Date: 10/03/2017
Property Type: Apartment
Size:
Agent Comments: Superior size, top floor location



429/14-20 Nicholson Street, Coburg 3058 (REI)
1 Beds 1 Bath 1 Car
Price: \$305,000
Method: Private Sale
Date: 2/10/2016
Property Type: Apartment
Size: 45m²
Agent Comments: Superior size with a car space



32 Quarry Circuit, Coburg 3058 (REI)
1 Beds 1 Bath 1 Car
Price: \$315,000
Method: Private Sale
Date: 7/12/2016
Property Type: Apartment
Agent Comments: Superior size with car space

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 236/14-20 Nicholson Street, Coburg Vic 3058

Indicative selling price

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

Range between \$275,000 & \$290,000

Median sale price

Median price \$537,500 unit X Suburb or locality Coburg
Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

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
425/14-20 Nicholson Street, Coburg 3058	\$ 287,500	10/03/2017
429/14-20 Nicholson Street, Coburg 3058	\$ 305,000	2/10/2016
32 Quarry Circuit, Coburg	\$ 315,000	7/12/2016