woodards 🚾

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woodards.com.au

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

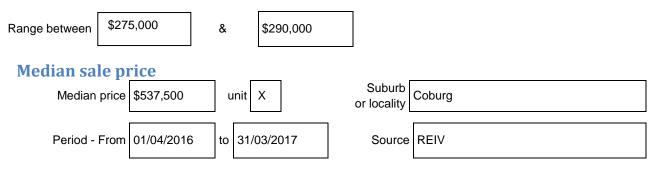
Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale Address Including suburb or locality and postcode

Indicative selling price

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



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

