

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

426/14-20 NICHOLSON STREET, COBURG, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$400,000 to \$420,000

### Median sale price

Median price

\$441,075

House

Unit

X

Suburb

COBURG

Period

01 April 2018 to 30 June 2018

Source

pricfinder

### 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
8/374 LYGON ST, BRUNSWICK EAST, VIC 3057	*\$390,500	30/06/2018
411/14 NICHOLSON ST, COBURG, VIC 3058	*\$425,000	05/06/2018
314/410 LYGON ST, BRUNSWICK EAST, VIC 3057	\$420,000	16/05/2018