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<br>Including suburb and postcode | 1/170 Nicholson Street, Coburg Vic 3058 |

## Indicative selling price

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

Range between $990,000 & $1,060,000

## Median sale price

Median price $713,500 Property Type Townhouse Suburb Coburg

Period - From 03/09/2024 to 02/09/2025 Source Property Data

## 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 | 187 Bell St COBURG 3058 | $1,200,000 | 02/06/2025 |
| 2 | 3/83 Cramer St PRESTON 3072 | $1,031,000 | 03/05/2025 |
| 3 | 46 Gladstone St COBURG 3058 | $1,050,000 | 08/04/2025 |

**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: 03/09/2025 16:40