



STATEMENT OF INFORMATION

189 NICHOLSON STREET, COBURG, VIC 3058

PREPARED BY BOBBY KOSURI, HARCOURTS HUME, PHONE: 0421162787

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



189 NICHOLSON STREET, COBURG, VIC

3 1 2

Indicative Selling Price

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

Single Price: **\$900,000**

Provided by: Bobby Kosuri, Harcourts Hume

MEDIAN SALE PRICE



COBURG, VIC, 3058

Suburb Median Sale Price (House)

\$1,168,000

01 July 2022 to 30 June 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



163 NICHOLSON ST, COBURG, VIC 3058

3 1 -

Sale Price

\$923,000

Sale Date: 09/01/2023

Distance from Property: 198m



2A PATTERSON ST, COBURG, VIC 3058

4 2 1

Sale Price

\$935,500

Sale Date: 20/02/2023

Distance from Property: 485m



74 GLENORA AVE, COBURG, VIC 3058

2 - 1

Sale Price

\$950,000

Sale Date: 22/02/2023

Distance from Property: 378m



This report has been compiled on 25/07/2023 by Harcourts Hume. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for

Address
Including suburb and
postcode

189 NICHOLSON STREET, COBURG, VIC 3058

Indicative selling price

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

Single Price:

\$900,000

Median sale price

Median price

\$1,168,000

Property type

House

Suburb

COBURG

Period

01 July 2022 to 30 June 2023

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

Price

Date of sale

163 NICHOLSON ST, COBURG, VIC 3058	\$923,000	09/01/2023
2A PATTERSON ST, COBURG, VIC 3058	\$935,500	20/02/2023
74 GLENORA AVE, COBURG, VIC 3058	\$950,000	22/02/2023

This Statement of Information was prepared on:

25/07/2023