



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/79 Coghlan Street, NIDDRIE 3042

House

3 beds

2 baths

2 parking

Indicative selling price

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

Single price \$970,000

Median sale price

Median **House** for **NIDDRIE** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

\$610,000

Ray White Caroline Springs

Shop 8/234 Caroline Springs Blvd,
Caroline Springs VIC 3023

Contact agents



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Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

5 Carrington Road,
Niddrie 3042

Price **\$900,000** Sold 03
January 2018

47 Grandview Road,
Niddrie 3042

Price **\$970,000** Sold 25
November 2017

2 Michael Court,
Niddrie 3042

Price **\$945,000** Sold 18
November 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

