

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

9/77 Coghlan Street,  
NIDDRIE 3042

Unit



3 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$ 599,000**

### Median sale price

Median **Unit** for **NIDDRIE** for period **Apr 2016 - Mar 2017**

Sourced from **Pricefinder**.

**\$ 672,500**

### 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.

**26/70 Coghlan Street,** Price **\$ 585,000** Sold 08 May 2017  
Niddrie 3042

**4/6 Elstone Court,** Price **\$ 647,000** Sold 02 January 2017  
Niddrie 3042

**79 Coghlan Street,** Price **\$ 846,000** Sold 15 May 2017  
Niddrie 3042

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.

### Contact agents

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