

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
Including suburb and
postcode

1/7 IRVING STREET NIDDRIE VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Other

Suburb

Niddrie

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

4 IRVING STREET NIDDRIE VIC 3042	\$825,000	20-Apr-23
2/55 CARRINGTON ROAD NIDDRIE VIC 3042	\$800,000	16-Sep-23
1/10 ORANGE GROVE ESSENDON NORTH VIC 3041	\$850,500	29-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 16 October 2023



4 IRVING STREET NIDDRIE VIC 3042

3 1 1

Sold Price

\$825,000

Sold Date

20-Apr-23

Distance

0.04km



2/55 CARRINGTON ROAD NIDDRIE VIC 3042

2 1 1

Sold Price

^{RS} **\$800,000**

Sold Date

16-Sep-23

Distance

0.45km



1/10 ORANGE GROVE ESSENDON NORTH VIC 3041

2 1 1

Sold Price

\$850,500

Sold Date

29-Apr-23

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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