

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

2/38 Nolan Street, Niddrie, Vic 3042

Indicative selling price

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

range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$1,300,000

Property type

House

Suburb

Niddrie

Period - From

01/11/2024

to

31/01/2025

Source



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
29 Coghlan Street, Niddrie, VIC 3042	\$1,510,000	01/10/2024
1/46 Garnet Street, Niddrie, VIC 3042	\$1,340,000	12/10/2024
22 Florence Street, Niddrie, VIC 3042	\$1,415,000	04/12/2024

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: 06/02/2025