



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 16A Rutland Street, NIDDRIE 3042

## Indicative selling price

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

**Single price \$820,000**

## Median sale price

Median **House** for **NIDDRIE** for period **Jul 2019 - Oct 2019**

Sourced from **REIV**.

**\$1,180,000**

## 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 the most comparable to the property for sale.

**2 Florence Street,**  
Niddrie 3042

**Price \$777,000** Sold 06  
November 2019

**47 Haldane Road,**  
Niddrie 3042

**Price \$816,500** Sold 03  
October 2019

**3 Clydesdale Road,**  
Airport West 3042

**Price \$865,000** Sold 19  
September 2019

This Statement of Information was prepared on 19th Nov 2019

## 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 REIV.

House



3 beds



2 baths



1 parking

## Frank Dowling Real Estate

1047 Mt Alexander Road,  
Essendon VIC 3040

## Contact agents



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