STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

1 CRESPIN STREET, NIDDRIE, VIC 3042 🛏 3 🛁 2 🚗 2
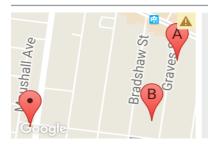
Indicative Selling Price

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

Single Price: **$829,000**

Provided by: Teresa Soliman, Pennisi Real Estate

MEDIAN SALE PRICE

NIDDRIE, VIC, 3042

Suburb Median Sale Price (House)

$970,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.

1/8 GRAVES ST, ESSENDON, VIC 3040 🛏 3 🛁 1 🚗 2

Sale Price

*$864,000

Sale Date: 01/07/2017

Distance from Property: 537m **A**

79 COGHLAN ST, NIDDRIE, VIC 3042 🛏 3 🛁 2 🚗 2

Sale Price

*$846,000

Sale Date: 15/05/2017

Distance from Property: 394m

2/35 GRAVES ST, ESSENDON, VIC 3040 🛏 3 🛁 2 🚗 2

Sale Price

$949,000

Sale Date: 07/04/2017

Distance from Property: 398m **B**

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 CRESPIN STREET, NIDDRIE, VIC 3042

Indicative selling price

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

Single Price:	$829,000

Median sale price

Median price	$970,000	House		Unit	X	Suburb	NIDDRIE

Period	01 July 2016 to 30 June 2017	Source	pricefinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/8 GRAVES ST, ESSENDON, VIC 3040	*$864,000	01/07/2017
79 COGHLAN ST, NIDDRIE, VIC 3042	*$846,000	15/05/2017
2/35 GRAVES ST, ESSENDON, VIC 3040	$949,000	07/04/2017