

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

7 Pearce Court, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Niddrie

Period - From 01/10/2023

to 30/09/2024

Source REIV

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
1	31 Nolan St NIDDRIE 3042	\$1,420,000	23/11/2024
2	28 Diamond St NIDDRIE 3042	\$1,335,000	23/11/2024
3	47 Jackson St NIDDRIE 3042	\$1,425,000	16/11/2024

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:

14/01/2025 08:52



 3  2  4

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 722 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending September 2024: \$1,260,000

Superbly maintained family home in quiet culdesac. Nothing to do but move in and enjoy.

Comparable Properties



31 Nolan St NIDDRIE 3042 (REI)

Agent Comments

 3  2  4

Price: \$1,420,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 650 sqm approx



28 Diamond St NIDDRIE 3042 (REI)

Agent Comments

 3  1  5

Price: \$1,335,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 703 sqm approx



47 Jackson St NIDDRIE 3042 (REI)

Agent Comments

 3  2  2

Price: \$1,425,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 650 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655