## 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	

#### Indicative selling price

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

_			<b>A.</b> 100 000
Range between	\$1,300,000	&	\$1,400,000

#### Median sale price

Median price	\$1,260,000	Pro	pperty Type Hou	ıse	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







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)

Price: \$1,420,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 650 sqm approx **Agent Comments** 



28 Diamond St NIDDRIE 3042 (REI)



**Agent Comments** 

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** 

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





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