

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

17 Ida Street Niddrie VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,046,250

Property type

House

Suburb

Niddrie

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

25 Pearl Street Niddrie VIC 3042	\$1,265,000	18-May-20
31 Hoffmans Road Essendon West VIC 3040	\$1,200,000	25-Jul-20
12 Rose Avenue Niddrie VIC 3042	\$1,280,000	24-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 01 October 2020

**25 Pearl Street Niddrie VIC 3042**

Sold Price

^{RS}**\$1,265,000**

Sold Date

18-May-20

5



2



2

Distance

0.17km**31 Hoffmans Road Essendon West VIC 3040**

Sold Price

^{RS}**\$1,200,000**^{UN}

Sold Date

25-Jul-20

3



1



2

Distance

0.47km**12 Rose Avenue Niddrie VIC 3042**

Sold Price

\$1,280,000

Sold Date

24-Jun-20

5



2



2

Distance

0.6km**RS** = Recent sale**UN** = Undisclosed Sale

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