

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

3/21 Sapphire Street, Niddrie VIC 3042

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$465,000

Unit

X

Suburb

Niddrie

Period - From

01/04/2018

to

30/06/2018

Source

REIV [propertydata.com.au/RPData/Core
Logic](http://propertydata.com.au/RPData/CoreLogic)

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. 1/37 Walters Avenue, Airport West	\$750,000	25/07/2018
2. 3/128 Deakin Street, Essendon	\$799,000	01/08/2018
3. 3/77 Coghlan Street, Niddrie	\$720,000	23/08/2018

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 6 October 2018.