

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

26 Cuthbert 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

\$1,070,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Niddrie

Period-from

01 Dec 2018

to

30 Nov 2019

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

34 Hamilton Street Niddrie VIC 3042	\$1,080,000	15-Jun-19
93 Haldane Road Niddrie VIC 3042	\$960,000	14-Oct-19
14 Jackson Street Niddrie VIC 3042	\$1,120,000	01-Jul-19

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: 09 December 2019



34 Hamilton Street Niddrie VIC 3042

2 1 2

Sold Price

\$1,080,000

Sold Date

15-Jun-19

Distance

0.24km



93 Haldane Road Niddrie VIC 3042

2 1 1

Sold Price

\$960,000

Sold Date

14-Oct-19

Distance

0.6km



14 Jackson Street Niddrie VIC 3042

3 1 2

Sold Price

\$1,120,000

Sold Date

01-Jul-19

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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