

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Cuthbert Street, NIDDRIE 3042

House

 **2 beds**

 **1 baths**

 **1 parking**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range from \$620,000 - \$680,000

### Median sale price

Median **House** for **NIDDRIE** for period **Jul 2017 - Aug 2017**  
Sourced from **realestate.com**.

## \$960,000

### 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 the most comparable to the property for sale.

**20A Cuthbert Street,**  
Niddrie 3042

**Price \$660,000** Sold 29 March 2017

**3/34 Haldane Road,**  
Niddrie 3042

**Price \$665,000** Sold 28 April 2017

**9/77 Coghlan Street,**  
Niddrie 3042

**Price \$610,000** Sold 19 July 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com](http://realestate.com).

### Contact agents

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