



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**38 Muriel Street,
NIDDRIE 3042**

Indicative selling price

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

Single price \$1,395,000

Median sale price

Median **House** for **NIDDRIE** for period **Jul 2017 - Sep 2017**

Sourced from **REIV**.

\$1,220,000

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.

63 Nolan Street,
Niddrie 3042

Price \$1,370,000 Sold 09
September 2017

40 Hotham Road,
Niddrie 3042

Price \$1,370,000 Sold 02
September 2017

44 Shaw Street,
Niddrie 3042

Price \$1,305,000 Sold 26
August 2017

Additional Information

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 REIV.

Contact agents



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