

## 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

47 MOUSHALL AVENUE NIDDRIE VIC 3042

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,302,000

Property type

House

Suburb

Niddrie

Period-from

01 Sep 2021

to

31 Aug 2022

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

4 CHANDLER STREET KEILOR EAST VIC 3033	\$690,000	16-Mar-22
6/6 KEAM STREET ESSENDON NORTH VIC 3041	\$735,000	31-Mar-22
77 DINAH PARADE KEILOR EAST VIC 3033	\$726,000	19-Jul-22

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: 13 September 2022

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**4 CHANDLER STREET KEILOR  
EAST VIC 3033** 2  1  -

Sold Price

**\$690,000**

Sold Date

**16-Mar-22**

Distance

**2.4km****6/6 KEAM STREET ESSENDON  
NORTH VIC 3041** 2  2  1

Sold Price

**\$735,000**

Sold Date

**31-Mar-22**

Distance

**0.76km****77 DINAH PARADE KEILOR EAST  
VIC 3033** 3  2  1

Sold Price

**\$726,000**

Sold Date

**19-Jul-22**

Distance

**2.47km**

RS = Recent sale

UN = Undisclosed Sale

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