

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

1B Rutland Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$779,000

Property Type Unit

Suburb Niddrie

Period - From 01/01/2020

to 31/12/2020

Source REIV

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 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 | 2/14 Treadwell Rd ESSENDON NORTH 3041 | \$665,000 | 22/11/2020 |
| 2 | 47 Henry St KEILOR EAST 3033 | \$660,000 | 08/01/2021 |
| 3 | | | |

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 six months.~~

This Statement of Information was prepared on:

05/02/2021 11:07



 2  1.5  1

Property Type: Townhouse

Land Size: 136 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

Year ending December 2020: \$779,000

Comparable Properties



2/14 Treadwell Rd ESSENDON NORTH 3041 (REI)

Agent Comments

 2  1  2

Price: \$665,000

Method: Private Sale

Date: 22/11/2020

Rooms: 3

Property Type: Townhouse (Res)



47 Henry St KEILOR EAST 3033 (REI)

Agent Comments

 2  1  1

Price: \$660,000

Method: Private Sale

Date: 08/01/2021

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 163 sqm approx

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 six months.