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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

17C PEARL STREET, NIDDRIE VIC 3042

### Indicative selling price

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

Range between 

\$850,000

 & 

\$920,000

### Median sale price

Median price 

\$1,080,000

 House 

X

 Suburb 

NIDDRIE

Period - From 

01.01.2019

 to 

31.03.2019

 Source 

REIV propertydata.com.au/RPData/Core Logic

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 23a Phillip Road, Keilor East	\$911,500	03.06.2019
2. 102 Rosehill Road, Keilor East	\$916,000	06.04.2019
3. 6/13 Batman Street, Aberfeldie	\$880,000	06.05.2019

Property data source: REIV [propertydata.com.au/RPData/CoreLogic](http://propertydata.com.au/RPData/CoreLogic). Generated on 23 June 2019.