
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2B RUTLAND STREET, NIDDRIE VIC 3042

Indicative selling price

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

Range between

\$580,000

 &

\$630,000

Median sale price

Median price

\$700,000

 | Unit

x

 Suburb

NIDDRIE

Period - From

01.04.2019

 to

30.06.2019

 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. 3/4 Hutchison Street, Niddrie	\$643,000	13.07.2019
2. 68 Elstone Avenue, Airport West	\$600,000	16.06.2019
3. 2/9 Hutchison Street, Airport West	\$612,500	08.06.2019

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 22 August 2019.