

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

1/14-16 Moushall Avenue Niddrie VIC 3042

Indicative selling price

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

Single Price

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/2 Vaynor Street Niddrie VIC 3042	\$610,000	26-Oct-19
3/16 Bowes Avenue Airport West VIC 3042	\$587,500	05-Dec-19
1/18-20 Bowes Avenue Airport West VIC 3042	\$590,000	11-Sep-19

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: 06 February 2020



2/2 Vaynor Street Niddrie VIC 3042 Sold Price **\$610,000** Sold Date **26-Oct-19**

 2  1  1

Distance **0.38km**



3/16 Bowes Avenue Airport West VIC 3042 Sold Price **\$587,500** Sold Date **05-Dec-19**

 2  1  1

Distance **1.12km**



1/18-20 Bowes Avenue Airport West VIC 3042 Sold Price **\$590,000** Sold Date **11-Sep-19**

 2  1  1

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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