

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

13a Newman Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$741,000 Property Type Unit Suburb Niddrie

Period - From 01/01/2021 to 31/03/2021 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	28 Coghlan St NIDDRIE 3042	\$1,050,000	10/12/2020
2	7 Farrell St NIDDRIE 3042	\$1,000,000	15/03/2021
3	1/438 Buckley St ESSENDON WEST 3040	\$999,999	03/02/2021

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:

24/04/2021 08:38

13a Newman Street, Niddrie Vic 3042



Property Type: Land
Land Size: 358 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median Unit Price
March quarter 2021: \$741,000

Comparable Properties



28 Coghlan St NIDDRIE 3042 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 10/12/2020
Property Type: Townhouse (Single)
Land Size: 284 sqm approx



7 Farrell St NIDDRIE 3042 (REI)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 15/03/2021
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 186 sqm approx



1/438 Buckley St ESSENDON WEST 3040 (REI) **Agent Comments**



Price: \$999,999
Method: Private Sale
Date: 03/02/2021
Property Type: Townhouse (Single)
Land Size: 289 sqm approx

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