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	

Indicative selling price

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

Range between	\$980,000	&	\$1,050,000
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Median sale price

Median price	\$741,000	Pro	perty Type	Jnit		Suburb	Niddrie
Period - From	01/01/2021	to	31/03/2021	So	ource	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

Add	dress 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 comparableproperties 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









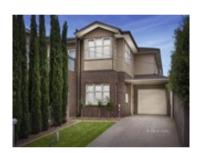


Property Type: Land Land Size: 358 sqm approx Agent Comments

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

Indicative Selling Price

Comparable Properties



28 Coghlan St NIDDRIE 3042 (REI/VG)





Price: \$1.050.000 Method: Private Sale Date: 10/12/2020

Property Type: Townhouse (Single) Land Size: 284 sqm approx

Agent Comments



7 Farrell St NIDDRIE 3042 (REI)

-3







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



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Price: \$999,999 Method: Private Sale Date: 03/02/2021

Property Type: Townhouse (Single) Land Size: 289 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



