

## 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

10 CUTHBERT 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$970,000

House

X

Suburb

NIDDRIE

Period - From

01.07.18

to

30.09.18

Source

REIV [propertydata.com.au/RPData/CoreLogic](http://propertydata.com.au/RPData/CoreLogic)

### 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. 31B Hotham Road, Niddrie	\$1,000,000	13.09.18
2. 82A Hotham Road, Niddrie	\$1,130,000	04.09.18
3. 45A Muriel Street, Niddrie	\$1,100,000	19.10.18