

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

38 Pearl Street, Niddrie Vic 3042

Indicative selling price

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

Range between

\$1,850,000

&

\$1,950,000

Median sale price

Median price

\$1,295,000

Property Type

House

Suburb

Niddrie

Period - From

01/10/2024

to

31/12/2024

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		
2		
3		

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:

29/01/2025 12:14

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 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
December quarter 2024: \$1,295,000

Comparable Properties

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. There are no comparable properties that have recently sold within a 2km radius. Pricing is based off 38A Pearl Street, Niddrie which sold 10 months ago & 14 Jackson Street, Niddrie which sold 12 months ago.

Account - Whitefox Real Estate | P: 96459699



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