

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

34 Hamilton Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,179,250

Property Type House

Suburb Niddrie

Period - From 01/04/2021

to 30/06/2021

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	54 Lincoln Dr KEILOR EAST 3033	\$1,350,000	26/08/2021
2	36A Newman St NIDDRIE 3042	\$1,330,000	26/04/2021
3	54 Jackson St NIDDRIE 3042	\$1,297,000	20/08/2021

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:

25/09/2021 14:23

34 Hamilton Street, Niddrie Vic 3042

**Jellis
Craig**

Dylan Francis

93875888

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Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

June quarter 2021: \$1,179,250



4 3 2

Property Type: House (Res)

Land Size: 618 sqm approx

Agent Comments

Comparable Properties



54 Lincoln Dr KEILOR EAST 3033 (REI)

Agent Comments

4 3 2

Price: \$1,350,000

Method: Sold Before Auction

Date: 26/08/2021

Property Type: House (Res)



36A Newman St NIDDRIE 3042 (REI/VG)

Agent Comments

4 3 1

Price: \$1,330,000

Method: Private Sale

Date: 26/04/2021

Property Type: House

Land Size: 325 sqm approx



54 Jackson St NIDDRIE 3042 (REI)

Agent Comments

4 2 2

Price: \$1,297,000

Method: Auction Sale

Date: 20/08/2021

Property Type: House (Res)

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919



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