



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**25 Grosvenor Street,
NIDDRIE 3042**

Indicative selling price

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

Range \$900,000 - \$990,000

Median sale price

Median **House** for **Niddrie** for period **Oct 2018 - Jan 2019**

Sourced from **REIV**.

\$1,080,000

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 the most comparable to the property for sale.

10 Cuthbert Street,
Niddrie 3042

Price \$950,000 Sold 06
December 2018

40 Hotham Road,
Niddrie 3042

Price \$1,045,000 Sold 15
November 2018

16 Grosvenor Street,
Niddrie 3042

Price \$955,000 Sold 28
December 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

 **4 beds**

 **3 baths**

 **2 parking**

Frank Dowling Real Estate

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Contact agents



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 **Frank Dowling**
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