

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
1 Shaw Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Niddrie

Period - From 01/01/2022 to 31/03/2022 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	28 Nolan St NIDDRIE 3042	\$1,676,000	05/03/2022
2	6 Cuthbert St NIDDRIE 3042	\$1,451,000	09/04/2022
3	42 Teague St NIDDRIE 3042	\$1,400,000	19/02/2022

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: 01/07/2022 10:43

1 Shaw Street, Niddrie Vic 3042



 3  1  1

Rooms: 5
Property Type: Brick Veneer
Land Size: 650 sqm approx

Agent Comments

A wonderful opportunity to construct a new home or consider a subdivision and build 2 new homes subject to council approval.

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
March quarter 2022: \$1,400,000

A rare opportunity on a corner. Very few such opportunities come along where you can build a new family home or perhaps 2. Considered one of Niddrie's best locations. Don't miss this!

Comparable Properties



28 Nolan St NIDDRIE 3042 (REI)

Agent Comments

 5  3  2

Price: \$1,676,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 648 sqm approx



6 Cuthbert St NIDDRIE 3042 (REI)

Agent Comments

 4  1  3

Price: \$1,451,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 651 sqm approx



42 Teague St NIDDRIE 3042 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,400,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 647 sqm approx

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



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