

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

3/12 Hutchison Street Niddrie VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$949,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Unit

Suburb

Niddrie

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

1/44 Sapphire Street Niddrie VIC 3042	\$1,010,000	23-Jul-21
7 Farrell Street Niddrie VIC 3042	\$1,000,000	15-Mar-21
1/79 Coghlan Street Niddrie VIC 3042	\$930,000	11-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 09 September 2021



1/44 Sapphire Street Niddrie VIC 3042

 3  2  2

Sold Price ^{RS} **\$1,010,000** Sold Date **23-Jul-21**

Distance **0.98km**



7 Farrell Street Niddrie VIC 3042

 3  2  2

Sold Price **\$1,000,000** Sold Date **15-Mar-21**

Distance **0.18km**



1/79 Coghlan Street Niddrie VIC 3042

 3  2  2

Sold Price **\$930,000** Sold Date **11-Mar-21**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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