## 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

1/12 Ida Street, Niddrie Vic 3042

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$880,000		&		\$950,000					
Median sale price										
Median price	\$767,500	Pro	operty Type	Unit			Suburb	Niddrie		
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/71 Haldane Rd NIDDRIE 3042	\$950,000	25/01/2024
2	1/36 Grandview Rd NIDDRIE 3042	\$890,000	12/02/2024
3	9 Rose Av NIDDRIE 3042	\$855,000	06/12/2023

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:

15/04/2024 10:48





Christian Lonzi





**Property Type:** Townhouse Agent Comments Townhouse with street frontage. 8378 0500 0403 344 279 christianlonzi@jelliscraig.com.au

Indicative Selling Price \$880,000 - \$950,000 Median Unit Price Year ending March 2024: \$767,500

# **Comparable Properties**

	1/71 Haldane Rd NIDDRIE 3042 (REI/VG) 3  3  0  1 Price: \$950,000 Method: Sold Before Auction Date: 25/01/2024 Rooms: 4 Property Type: Townhouse (Res) Land Size: 206 sqm approx	Agent Comments Superior as newer build. Inferior in street.
	1/36 Grandview Rd NIDDRIE 3042 (REI/VG) 3 1 1 1 1 Price: \$890,000 Method: Sold Before Auction Date: 12/02/2024 Property Type: Unit	Agent Comments Superior as the property is single level. Inferior as older build.
A logical design of the second s	9 Rose Av NIDDRIE 3042 (REI/VG) 3 2 2 2 Price: \$855,000 Method: Sold Before Auction Date: 06/12/2023 Property Type: Villa	Agent Comments Superior as the property is single level. Inferior as older build.

#### Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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