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



propertydata .com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.