

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$767,500 Property Type Unit Suburb Niddrie

Period - From 01/04/2023 to 31/03/2024 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	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

**Property Type:** Townhouse**Agent Comments**

Townhouse with street frontage.

## Comparable Properties

**1/71 Haldane Rd NIDDRIE 3042 (REI/VG)****Agent Comments**

Superior as newer build. Inferior in street.

**Price:** \$950,000**Method:** Sold Before Auction**Date:** 25/01/2024**Rooms:** 4**Property Type:** Townhouse (Res)**Land Size:** 206 sqm approx**1/36 Grandview Rd NIDDRIE 3042 (REI/VG)****Agent Comments**

Superior as the property is single level. Inferior as older build.

**Price:** \$890,000**Method:** Sold Before Auction**Date:** 12/02/2024**Property Type:** Unit**9 Rose Av NIDDRIE 3042 (REI/VG)****Agent Comments**

Superior as the property is single level. Inferior as older build.

**Price:** \$855,000**Method:** Sold Before Auction**Date:** 06/12/2023**Property Type:** Villa