

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

11 RUTLAND 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

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Niddrie

Period-from

01 Jan 2023

to

31 Dec 2023

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

21 HUTCHISON STREET NIDDRIE VIC 3042	\$1,477,500	21-Oct-23
1 THE AVENUE NIDDRIE VIC 3042	\$1,500,000	29-Aug-23
40 HAMILTON STREET NIDDRIE VIC 3042	\$1,390,000	18-Nov-23

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: 10 January 2024



**21 HUTCHISON STREET NIDDRIE
 VIC 3042**

4 3 1

Sold Price ^{RS} **\$1,477,500** Sold Date **21-Oct-23**

Distance **0.33km**



1 THE AVENUE NIDDRIE VIC 3042

4 3 2

Sold Price ^{RS} **\$1,500,000** Sold Date **29-Aug-23**

Distance **0.38km**



**40 HAMILTON STREET NIDDRIE
 VIC 3042**

4 2 3

Sold Price ^{RS} **\$1,390,000** Sold Date **18-Nov-23**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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