

# 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

19 Ryder 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

\$1,300,000

&

\$1,380,000

### Median sale price

Median price

\$1,285,500

Property Type

House

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	15 Shaw St NIDDRIE 3042	\$1,325,000	16/12/2023
2			
3			

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:

15/05/2024 16:11

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**Indicative Selling Price**

\$1,300,000 - \$1,380,000

**Median House Price**

Year ending March 2024: \$1,285,500



 4  3  2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



15 Shaw St NIDDRIE 3042 (REI/VG)

Agent Comments

 4  3  1

**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 325 sqm approx

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.

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