

# 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

38a Pearl 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 \$1,800,000 & \$1,950,000

### Median sale price

Median price \$1,325,000 Property Type House Suburb Niddrie

Period - From 01/10/2023 to 31/12/2023 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	17 Birdwood St ESSENDON NORTH 3041	\$1,945,000	27/03/2024
2	66 Muriel St NIDDRIE 3042	\$1,860,000	20/02/2024
3	35a Hampton Rd ESSENDON WEST 3040	\$1,850,000	18/03/2024

**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:

03/04/2024 08:41



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,800,000 - \$1,950,000  
Median House Price  
December quarter 2023: \$1,325,000

## Comparable Properties



17 Birdwood St ESSENDON NORTH 3041 (REI) Agent Comments



Price: \$1,945,000  
Method: Private Sale  
Date: 27/03/2024  
Property Type: House  
Land Size: 613 sqm approx



66 Muriel St NIDDRIE 3042 (REI)

Agent Comments



Price: \$1,860,000  
Method: Private Sale  
Date: 20/02/2024  
Property Type: House



35a Hampton Rd ESSENDON WEST 3040 (REI) Agent Comments



Price: \$1,850,000  
Method: Private Sale  
Date: 18/03/2024  
Property Type: Unit  
Land Size: 444 sqm approx

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