# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 38a Pearl Street, Niddrie Vic 3042

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$1,325,000	Pro	operty Type	erty Type House		;e		Niddrie
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Ade	dress 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

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)



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



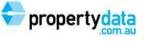
35a Hampton Rd ESSENDON WEST 3040 (REI) Agent Comments



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

#### Account - Nelson Alexander | P: 03 9379 1313 | F: 03 9379 2344





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.