

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

41 Pearl Street, Niddrie Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,400,000

&

\$1,500,000

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	39 Pearl St NIDDRIE 3042	\$1,435,000	20/02/2024
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:

16/05/2024 11:21

41 Pearl Street, Niddrie Vic 3042

**Jellis
Craig**

Christian Ianchello
0433 627 462

christianianchello@jellisrcraig.com.au



 4  3  2

Property Type: House

Agent Comments

4 bedroom modern home

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

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

Comparable Properties



39 Pearl St NIDDRIE 3042 (REI)

 4  3  2

Price: \$1,435,000

Method: Private Sale

Date: 20/02/2024

Property Type: Townhouse (Single)

Agent Comments

Near identical to property.

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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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