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 41 Pearl Street, Niddrie Vic 3042

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,285,500	Pro	Property Type Hous		se		Suburb	Niddrie
Period - From	01/04/2023	to	31/03/2024		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 sixmonths 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	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

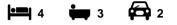


41 Pearl Street, Niddrie Vic 3042



Christian lanchello 0433 627 462 christianianchello@jelliscraig.com.au





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)



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.

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propertydata



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