## 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**<sup>\*</sup> 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

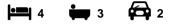


41 Pearl Street, Niddrie Vic 3042



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.

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

propertydata



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