## 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 5/14-16 Moushall Avenue, Niddrie Vic 3042

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$490,000		&		\$525,000			
Median sale p	rice							
Median price	\$740,000	Pro	operty Type	Unit			Suburb	Niddrie
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/1 Royal Av ESSENDON NORTH 3041	\$460,000	03/10/2023
2	1/389 Buckley St ABERFELDIE 3040	\$537,000	06/09/2023
3	2/11 Merchiston Gr STRATHMORE 3041	\$547,000	13/02/2024

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:

22/02/2024 10:59



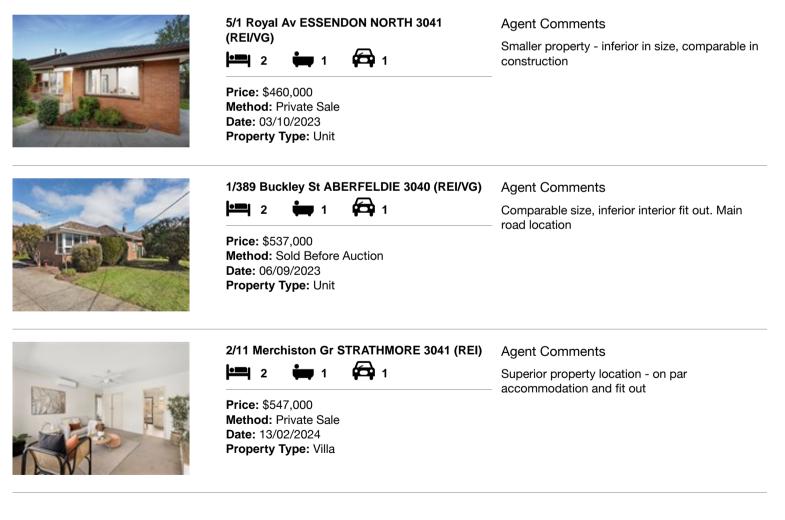






Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$490,000 - \$525,000 Median Unit Price December quarter 2023: \$740,000

# **Comparable Properties**



#### Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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