

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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$525,000

### Median sale price

Median price \$740,000 Property Type Unit Suburb Niddrie

Period - From 01/10/2023 to 31/12/2023 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	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



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**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$490,000 - \$525,000  
**Median Unit Price**  
December quarter 2023: \$740,000

## Comparable Properties



**5/1 Royal Av ESSENDON NORTH 3041 (REI/VG)**

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**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 03/10/2023  
**Property Type:** Unit

**Agent Comments**

Smaller property - inferior in size, comparable in construction



**1/389 Buckley St ABERFELDIE 3040 (REI/VG)**

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**Price:** \$537,000  
**Method:** Sold Before Auction  
**Date:** 06/09/2023  
**Property Type:** Unit

**Agent Comments**

Comparable size, inferior interior fit out. Main road location



**2/11 Merchiston Gr STRATHMORE 3041 (REI)**

 2    1    1

**Price:** \$547,000  
**Method:** Private Sale  
**Date:** 13/02/2024  
**Property Type:** Villa

**Agent Comments**

Superior property location - on par accommodation and fit out

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