

# 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

56 Muriel Street, 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

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,260,000

Property type

House

Suburb

Niddrie

Period - From

01/01/2024

to

31/03/2024

Source



PropTrack

### 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
21 Hutchison Street, Niddrie, VIC 3042	\$1,477,500	21/10/2023
40 Hamilton Street, Niddrie, VIC 3042	\$1,390,000	18/11/2023
51 Coghlan Street, Niddrie, VIC 3042	\$1,300,000	20/01/2024

**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: 17/04/2024