

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 61B Garnet Street, Niddrie Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$920,000 & \$980,000

Median sale price

Median price \$1,234,500 Property Type House Suburb Niddrie

Period - From 01/01/2024 to 31/03/2024 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	23a Watt St AIRPORT WEST 3042	\$1,000,000	21/02/2024
2	67 Coghlan St NIDDRIE 3042	\$950,000	23/02/2024
3	2/50 Bradshaw St ESSENDON 3040	\$930,000	02/04/2024

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: 24/04/2024 10:25



3 2 1

Rooms: 5
Property Type: Townhouse
(Single)

Agent Comments

Street Frontage , well finished , modern fitout , fully renovated .

Indicative Selling Price

\$920,000 - \$980,000

Median House Price

March quarter 2024: \$1,234,500

Comparable Properties



23a Watt St AIRPORT WEST 3042 (REI)

3 2 3

Price: \$1,000,000
Method: Sold Before Auction
Date: 21/02/2024
Property Type: Townhouse (Res)

Agent Comments

Superior- Better finishes better floor plan .
Inferior - Location



67 Coghlan St NIDDRIE 3042 (REI)

3 2 3

Price: \$950,000
Method: Private Sale
Date: 23/02/2024
Property Type: Townhouse (Res)

Agent Comments

Superior - Bigger frontage , bigger bedrooms ..
Inferior - Better finishes , better floor plan , newer
bathrooms . fully renovated .



2/50 Bradshaw St ESSENDON 3040 (REI)

3 2 2

Price: \$930,000
Method: Sold Before Auction
Date: 02/04/2024
Property Type: Townhouse (Res)

Agent Comments

Superior - Location Inferior - Better finishes , fully
renovated , bigger leaving space , Much better
layout .

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