## 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	66 Muriel Street, Niddrie Vic 3042
Including suburb and	
postcode	

#### Indicative selling price

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

### Median sale price

Median price	\$1,260,000	Pro	perty Type	House		Suburb	Niddrie
Period - From	01/07/2023	to	30/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	86a Bradshaw St ESSENDON 3040	\$1,905,000	06/09/2023
2	2b Collins St ESSENDON 3040	\$1,900,000	06/09/2023
3	98 Deakin St ESSENDON 3040	\$1,850,000	12/08/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/11/2023 16:48
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John Morello 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au

> **Indicative Selling Price** \$1,850,000 - \$2,000,000

September quarter 2023: \$1,260,000

**Median House Price** 



Property Type: House (Res)

**Agent Comments** 

Brand new architect designed and award winning built side-by-side residence on 325sqm. North facing rear with in ground pool. High spec and double car lock up garage and OSP in Driveway



## Comparable Properties



#### 86a Bradshaw St ESSENDON 3040 (REI)





Price: \$1,905,000 Method: Private Sale Date: 06/09/2023

Rooms: 5

Property Type: House (Res) Land Size: 428 sqm approx

## Agent Comments

Similar home with same accommodation, brand new without a pool and with a double car garage - superior suburb



#### 2b Collins St ESSENDON 3040 (REI/VG)





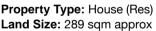
Price: \$1,900,000

Method: Sold Before Auction

Date: 06/09/2023

#### Agent Comments

Similar home with same accommodation, brand new without a pool and with a double car garage - superior suburb





## 98 Deakin St ESSENDON 3040 (REI/VG)

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Price: \$1,850,000 Method: Auction Sale Date: 12/08/2023

Property Type: House (Res) Land Size: 285 sqm approx

#### **Agent Comments**

Similar home with same accommodation, brand new without a pool and with a single car garage superior suburb

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