

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

66 Muriel Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,260,000 Property 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	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 comparable properties 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



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

Property Type: House (Res)

Land Size: 289 sqm approx

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)



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