## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address |66a Muriel Street, Niddrie Vic 3042

## Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,260,000	Pro	operty Type	Hou	se		Suburb	Niddrie
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	98 Deakin St ESSENDON 3040	\$1,850,000	12/08/2023
2	2 Graves St ESSENDON 3040	\$1,800,000	26/08/2023
3	19 Cuthbert St NIDDRIE 3042	\$1,650,000	18/10/2023

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:

23/10/2023 12:21





John Morello 8378 0500





**Property Type:** House Agent Comments

0412 088 757 johnmorello@jelliscraig.com.au Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price

September quarter 2023: \$1,260,000

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

# **Comparable Properties**



98 Deakin St ESSENDON 3040 (REI)

Price: \$1,850,000 Method: Auction Sale Date: 12/08/2023 Property Type: House (Res)

### Agent Comments

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



2 Graves St ESSENDON 3040 (REI)



Price: \$1,800,000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res)

### Agent Comments

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



19 Cuthbert St NIDDRIE 3042 (REI)

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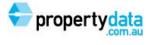
Price: \$1,650,000 Method: Sold Before Auction Date: 18/10/2023 Property Type: House

### Agent Comments

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

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





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