

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

66a Muriel Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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	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



Property Type: House

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 single car lock up garage and OSP in Driveway

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2023: \$1,260,000

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)



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