

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

7 RYDER STREET NIDDRIE VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

1/36 GRANDVIEW ROAD NIDDRIE VIC 3042	\$890,000	13-Feb-24
55A RYDER STREET NIDDRIE VIC 3042	\$880,000	29-Aug-23
60 IDA STREET NIDDRIE VIC 3042	\$805,000	24-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 15 April 2024



**1/36 GRANDVIEW ROAD NIDDRIE
VIC 3042**

 2  1  1

Sold Price

\$890,000

Sold Date

13-Feb-24

Distance

0.25km



**55A RYDER STREET NIDDRIE VIC
3042**

 3  2  1

Sold Price

\$880,000

Sold Date

29-Aug-23

Distance

0.39km



60 IDA STREET NIDDRIE VIC 3042

 3  2  2

Sold Price

\$805,000

Sold Date

24-Jan-24

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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