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	19 Cuthbert Street, Niddrie Vic 3042

Indicative selling price

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

Range between $1,480,000 & $1,600,000

Median sale price

Median price $1,300,000 Property Type House Suburb Niddrie

Period - From 01/04/2023 to 30/06/2023 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	32 Ida St NIDDRIE 3042	$1,690,000	13/07/2023
2	41 Haldane Rd NIDDRIE 3042	$1,535,000	07/08/2023
3	25a Teague St NIDDRIE 3042	$1,525,000	29/07/2023

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: 03/10/2023 10:51

19 Cuthbert Street, Niddrie Vic 3042

Dylan Francis
93875888
0421 023 832
dylanfrancis@jelliscraig.com.au



4 3 2

Property Type:
Agent Comments

Indicative Selling Price
$1,480,000 - $1,600,000
Median House Price
June quarter 2023: $1,300,000

Comparable Properties



32 Ida St NIDDRIE 3042 (REI)

4 3 1

Price: $1,690,000
Method: Sold Before Auction
Date: 13/07/2023
Property Type: House (Res)

Agent Comments

Great comparable as both properties are dual lock residences. Both are newer builds with high end finishes.



41 Haldane Rd NIDDRIE 3042 (REI)

4 3 1

Price: $1,535,000
Method: Private Sale
Date: 07/08/2023
Rooms: 5
Property Type: House (Res)

Agent Comments

Great comparable as both properties are new builds with high end finishes.



25a Teague St NIDDRIE 3042 (REI)

4 3 3

Price: $1,525,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)

Agent Comments

Great comparable as both properties are 4 bed, 3 bath and 2 car. Both are side by side homes with high end finishes.

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.