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	47 IDA 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,212,000	Property type	House	Suburb	Niddrie
Period-from	01 Oct 2023	to	30 Sep 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
23 HOTHAM ROAD NIDDRIE VIC 3042	$1,150,000	06-Sep-24
10 RUTLAND STREET NIDDRIE VIC 3042	$1,200,000	15-Apr-24
65 HOTHAM ROAD NIDDRIE VIC 3042	$1,130,000	18-Apr-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.~~

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23 HOTHAM ROAD NIDDRIE VIC 3042

3 1 2

Sold Price RS $1,150,000 Sold Date 06-Sep-24

Distance 1.01km



10 RUTLAND STREET NIDDRIE VIC 3042

3 1 4

Sold Price $1,200,000 Sold Date 15-Apr-24

Distance 1.23km



65 HOTHAM ROAD NIDDRIE VIC 3042

3 1 2

Sold Price RS $1,130,000 Sold Date 18-Apr-24

Distance 1.3km

RS = Recent sale **UN** = Undisclosed Sale

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