

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

48 Muriel 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Niddrie

Period-from

01 Apr 2020

to

31 Mar 2021

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

31 Teague Street Niddrie VIC 3042	\$1,220,000	20-Mar-21
44 Shaw Street Niddrie VIC 3042	\$1,300,000	05-Feb-21
21 Kelvin Close Niddrie VIC 3042	\$1,275,000	09-Dec-20

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: 26 April 2021

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31 Teague Street Niddrie VIC 3042

Sold Price

^{RS} **\$1,220,000**

Sold Date

20-Mar-21



3



2



1

Distance

0.21km



44 Shaw Street Niddrie VIC 3042

Sold Price

^{RS} **\$1,300,000**

Sold Date

05-Feb-21



4



3



1

Distance

0.3km



21 Kelvin Close Niddrie VIC 3042

Sold Price

^{RS} **\$1,275,000**

Sold Date

09-Dec-20



4



2



2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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