

## 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  
1/1 Ross Street, Niddrie Vic 3042

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

#### Median sale price

Median price \$700,000 House Unit X Suburb Niddrie

Period - From 01/04/2018 to 31/03/2019 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	3/48 Cooper St ESSENDON 3040	\$1,050,000	06/02/2019
2	1/45 Hoffmans Rd ESSENDON WEST 3040	\$1,015,000	31/03/2019
3	1/40 Kerferd St ESSENDON NORTH 3041	\$970,000	01/06/2019

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.~~

1/1 Ross Street, Niddrie Vic 3042

 4    3    2

Rooms:  
Property Type:  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending March 2019: \$700,000

## Comparable Properties



3/48 Cooper St ESSENDON 3040 (REI/VG)

Agent Comments

 4    3    2

Price: \$1,050,000  
Method: Sold Before Auction  
Date: 06/02/2019  
Rooms: -  
Property Type: Townhouse (Res)

1/45 Hoffmans Rd ESSENDON WEST 3040 (VG)

Agent Comments

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Price: \$1,015,000  
Method: Sale  
Date: 31/03/2019  
Rooms: -  
Property Type: Flat/Unit/Apartment (Res)



1/40 Kerferd St ESSENDON NORTH 3041 (REI) Agent Comments

 3    3    1

Price: \$970,000  
Method: Auction Sale  
Date: 01/06/2019  
Rooms: -  
Property Type: Townhouse (Res)