

# 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

1/44 Sapphire 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 \$960,000 & \$1,040,000

### Median sale price

Median price \$741,000 Property Type Unit Suburb Niddrie

Period - From 01/01/2021 to 31/03/2021 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	92a Brees Rd KEILOR EAST 3033	\$955,000	29/03/2021
2	1/79 Coghlan St NIDDRIE 3042	\$930,000	27/03/2021
3	7 Farrell St NIDDRIE 3042	\$1,000,000	15/03/2021

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:

17/06/2021 09:37

1/44 Sapphire Street, Niddrie Vic 3042



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$960,000 - \$1,040,000

**Median Unit Price**

March quarter 2021: \$741,000

## Comparable Properties



**92a Brees Rd KEILOR EAST 3033 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$955,000

**Method:** Private Sale

**Date:** 29/03/2021

**Property Type:** Townhouse (Single)

**Land Size:** 264 sqm approx



**1/79 Coghlan St NIDDRIE 3042 (REI)**

Agent Comments

3 2 2

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 203 sqm approx



**7 Farrell St NIDDRIE 3042 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 15/03/2021

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 186 sqm approx

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