

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode
64 Teague Street, Niddrie, VIC 3042



Indicative selling price

Range between
\$ 975,000 - \$1,050,000

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

Median sale price

Median price
\$ 1,050,000

House

*Delete house or unit as applicable

Suburb
NIDDRIE

Period
19/10/2018 - 17/04/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



40 Hotham Road
Niddrie

3 2 2

Sold Price *\$1,045,000
Date Sold 15/11/2018
Land 650 sqm



1/7 Ramsay Street
Aberfeldie

3 2 4

Sold Price *\$960,000
Date Sold 12/02/2019
Land 229 sqm



17 Nolan Street
Niddrie

3 2 1

Sold Price \$1,080,000
Date Sold 20/10/2018
Land 321 sqm