

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 RYDER STREET, NIDDRIE, VIC 3042

Indicative selling price

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

Price Range:

\$1,195,000.00

Median sale price

Median price

\$1,040,000

House

Unit

Suburb

NIDDRIE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
55 HALDANE ROAD, NIDDRIE	\$1,105,000	21/04/2018
17 RYDER ST, NIDDRIE	\$1,135,000	24/02/2018
47 RYDER STREET, NIDDRIE	\$1,050,000	03/04/2018