

Brett Robinson  
 M 0431050431  
 E brobinson@bradteal.com.au

## HOUSE Offered for Sale

27 Hamilton Street Niddrie VIC 3042

 6  2  2

## Indicative Selling Price

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

Range between \$1,200,000 & \$1,300,000

## Median Sale Price

\$1,056,500 Houses in Niddrie between May 2017 - Apr 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**23 Hutchison Street Niddrie VIC 3042**

 4  2  2

Sold Price **\$1,340,000** Sold Date **17-Mar-18**

Distance **0.12km**



**45 Hamilton Street Niddrie VIC 3042**

 3  2  1

Sold Price **\$1,624,000** Sold Date **21-Dec-17**

Distance **0.15km**



**45 Shaw Street Niddrie VIC 3042**

 2  1  1

Sold Price **\$1,275,000** Sold Date **27-Feb-18**

Distance **0.31km**

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