

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:

\$1,090,000

Median sale price

Median price

\$1,162,500

House

Unit

Suburb

NIDDRIE

Period

01 August 2017 to 21 August 2018

Source

pricfinder

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

17 RYDER ST, NIDDRIE

\$1,135,000

24/02/2018

47 GRANDVIEW ROAD, NIDDRIE

\$970,000

25/11/2017

13 KELVIN CLOSE, NIDDRIE

\$1,000,000

23/11/2017