



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**44 Shaw Street,
NIDDRIE 3042**

Indicative selling price

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

**Range from \$1,100,000 -
\$1,200,000**

Median sale price

Median **House** for **NIDDRIE** for period **Jan 2017 - Mar 2017**
Sourced from **REIV**.

\$1,065,000

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 the most comparable to the property for sale.

60 Teague Street, Price **\$1,200,000** Sold 08 April 2017
Niddrie 3042

114 Hotham Road, Price **\$1,065,000** Sold 17 March 2017
Niddrie 3042

29 Sapphire Street, Price **\$1,100,000** Sold 01 March 2017
Niddrie 3042

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

 **3 beds**

 **1 baths**

 **1 parking**

Contact agents

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