



Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Crespin Street,
NIDDRIE 3042

House



3 beds



2 baths



1 parking

Indicative selling price

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

Single price \$850,000

Median sale price

Median **House** for **NIDDRIE** for period **Nov 2018 - Feb 2019**

Sourced from **Realestate.com**.

\$1,010,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

55A Vaynor Street,
Niddrie 3042

Price **\$871,000** Sold 08
December 2018

2/12 Hutchison Street,
Niddrie 3042

Price **\$925,000** Sold 12
October 2018

10 Cuthbert Street,
Niddrie 3042

Price **\$950,000** Sold 06
December 2018

Additional Information

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 Realestate.com.

Frank Dowling Real Estate

10 47 Mt Alexander Road,
Essendon VIC 3040

Contact agents



Christian Lonzi

03 9379 4833
0403 344 279

christian@frankdowling.com.au



Holly Dimovski

03 9379 4833
0499 081 047

holly@frankdowling.com.au

 **Frank Dowling**
REAL ESTATE