

Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode 32a Nolan Street, Niddrie Vic 3042

**Indicative selling price**

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

Range between \$700,000 & \$770,000

**Median sale price**

Median price \$690,000 Property Type Unit Suburb Niddrie  
Period - From 01/07/2018 to 30/06/2019 Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** 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
1	66a Bowes Av AIRPORT WEST 3042	\$820,000	18/04/2019
2	2/10 Nolan St NIDDRIE 3042	\$770,000	06/06/2019
3	3/164 Ogilvie St ESSENDON 3040	\$761,000	30/03/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 18/09/2019 13:48