

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

1/17 Haldane Road, Niddrie Vic 3042

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price \$918,750 Property Type House Suburb Niddrie

Period - From 01/07/2020 to 30/09/2020 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	2/24 Carrington Rd NIDDRIE 3042	\$780,000	05/12/2020
2	17 Cameron St AIRPORT WEST 3042	\$755,000	12/12/2020
3	6a Nolan St NIDDRIE 3042	\$740,000	19/09/2020

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: 16/12/2020 10:08

1/17 Haldane Road, Niddrie Vic 3042



3 - 0

Property Type: House

Agent Comments

Indicative Selling Price

\$730,000 - \$780,000

Median House Price

September quarter 2020: \$918,750

Comparable Properties



2/24 Carrington Rd NIDDRIE 3042 (REI)

Agent Comments

3 1 2

Price: \$780,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)



17 Cameron St AIRPORT WEST 3042 (REI)

Agent Comments

3 1 1

Price: \$755,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Unit

6a Nolan St NIDDRIE 3042 (REI/VG)

Agent Comments

3 2 2

Price: \$740,000

Method: Sold Before Auction

Date: 19/09/2020

Property Type: House - Semi-detached

Land Size: 324 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.