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

121 Haldane Road Niddrie VIC 3042

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range betwee		&	\$680,000				
n sale price								
e house or unit as applicable)								

Median Price	\$1,080,000	Prope	erty type		House	Suburb	Niddrie
Period-from	01 Jul 2019	to	30 Jun 2	2020	Source		Corelogic

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 6 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
121A Haldane Road Niddrie VIC 3042	\$665,000	16-Apr-20
88 Haldane Road Niddrie VIC 3042	\$870,000	22-Jan-20
25A McNamara Avenue Airport West VIC 3042	\$735,000	21-Mar-20

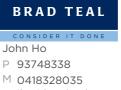
OR

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 6 months.

This Statement of Information was prepared on: 22 July 2020



consumer.vic.gov.au



E jho@bradteal.com.au

0.02km





4m	88 Haldane Road Niddrie VIC 3042			Sold Price	\$870,000	Sold Date	22-Jan-20
AL	昌 3	1	⇔ 1			Distance	0.08km



	25A McNamara Avenue Airport West VIC 3042			Sold Price	\$735,000	Sold Date	21-Mar-20
	E 3	1	⊜ 1			Distance	0.48km
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43 Hillside Grove Airport West VIC 3042			Sold Price	\$760,000	Sold Date	12-May-20
 3	2 🚔	<u>⇔</u> 2			Distance	0.65km



	34 Newman Street Niddrie VIC 3042			Sold Pric	e \$702,500	Sold Date	24-Mar-20
-	昌 3	1	G 1			Distance	0.76km

RS = Recent sale UN = Undisclosed Sale

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