

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

105/386 – 388 KEILOR ROAD, NIDDRIE VIC 3042

Indicative selling price

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

Range Between

\$295,000

&

\$320,000

Median sale price

Median price

\$720,000

Unit

X

Suburb

NIDDRIE

Period - From

01/01/2019

to

31/03/2019

Source

REIV propertydata.com.au/RPData/Core
Logic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 1/503 Keilor Road, Niddrie	\$320,000	23.10.18
2. 110/1C Berry Street, Essendon North	\$335,000	18.02.19
3. 5/36 Collins Street, Essendon	\$310,000	12.12.18

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 04 April 2019.