

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

14 WILLOWTREE CRESCENT NIDDRIE VIC 3042

Indicative selling price

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

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,222,500

Property type

House

Suburb

Niddrie

Period-from

01 Jul 2023

to

30 Jun 2024

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

27 SPRING STREET NIDDRIE VIC 3042

\$1,430,000

12-Feb-24

20 OLIVINE ROAD KEILOR EAST VIC 3033

\$1,440,000

16-Feb-24

25 VIEWBANK DRIVE KEILOR EAST VIC 3033

\$1,425,000

05-Jul-24

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: 18 July 2024



27 SPRING STREET NIDDRIE VIC 3042

Sold Price

\$1,430,000

Sold Date

12-Feb-24

 4  3  2

Distance

1.19km



20 OLIVINE ROAD KEILOR EAST VIC 3033

Sold Price

\$1,440,000

Sold Date

16-Feb-24

 5  2  2

Distance

0.44km



25 VIEWBANK DRIVE KEILOR EAST VIC 3033

Sold Price

^{RS} **\$1,425,000**

Sold Date

05-Jul-24

 4  2  2

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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