

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

5/503 Keilor Road 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Feb 2020

to

31 Jan 2021

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

108/388 Keilor Road Niddrie VIC 3042	\$315,000	26-Nov-20
2/1A Gilbertson Street Essendon VIC 3040	\$369,000	26-Nov-20
210/82 Bulla Road Strathmore VIC 3041	\$350,000	17-Feb-21

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: 26 February 2021



108/388 Keilor Road Niddrie VIC 3042

Sold Price

\$315,000

Sold Date **26-Nov-20**

1 1 1

Distance **0.08km**



2/1A Gilbertson Street Essendon VIC 3040

Sold Price

\$369,000

Sold Date **26-Nov-20**

1 1 1

Distance **1.01km**



210/82 Bulla Road Strathmore VIC 3041

Sold Price

^{RS} **\$350,000**

Sold Date **17-Feb-21**

1 1 1

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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