

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

4/1A Florence Street 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,500

Property type

Unit

Suburb

Niddrie

Period-from

01 Nov 2019

to

31 Oct 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

7/19 Matthews Avenue Airport West VIC 3042	\$766,000	25-Jun-20
34B Heather Avenue Keilor East VIC 3033	\$745,000	23-Oct-20
60B Garnet Street Niddrie VIC 3042	\$770,000	23-Jul-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: 09 November 2020


7/19 Matthews Avenue Airport West VIC 3042

3 3 2

Sold Price \$766,000 Sold Date 25-Jun-20
Distance 0.88km

34B Heather Avenue Keilor East VIC 3033

3 2 1

Sold Price ^{RS} \$745,000 Sold Date 23-Oct-20
Distance 1.34km

60B Garnet Street Niddrie VIC 3042

3 2 -

Sold Price \$770,000 Sold Date 23-Jul-20
Distance 1.41km
RS = Recent sale

UN = Undisclosed Sale

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