

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

2/91 HALDANE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Apr 2021

to

31 Mar 2022

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

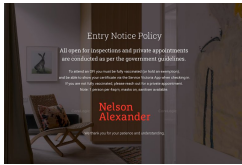
Date of sale

2/15-17 HOTHAM ROAD NIDDRIE VIC 3042	\$710,000	26-Mar-22
3/166 OGILVIE STREET ESSENDON VIC 3040	\$735,000	12-Dec-21
14/70-72 COGHLAN STREET NIDDRIE VIC 3042	\$756,000	31-Jan-22

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: 21 April 2022



2/15-17 HOTHAM ROAD NIDDRIE VIC 3042

Sold Price

^{RS} **\$710,000** Sold Date **26-Mar-22**

 3  3  1

Distance **0.89km**



3/166 OGILVIE STREET ESSENDON VIC 3040

Sold Price

\$735,000 Sold Date **12-Dec-21**

 3  1  2

Distance **1.55km**



14/70-72 COGHLAN STREET NIDDRIE VIC 3042

Sold Price

\$756,000 Sold Date **31-Jan-22**

 3  2  2

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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