

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

13 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Niddrie

Period-from

01 Jul 2020

to

30 Jun 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

36A Newman Street Niddrie VIC 3042	\$1,330,000	26-Apr-21
87 Haldane Road Niddrie VIC 3042	\$1,396,000	27-Mar-21
57A Coghlan Street Niddrie VIC 3042	\$1,306,000	27-May-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: 01 July 2021

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36A Newman Street Niddrie VIC 3042

Sold Price

^{RS}

\$1,330,000

Sold Date

26-Apr-21



4



3



1

Distance

0.41km



87 Haldane Road Niddrie VIC 3042

Sold Price

^{RS}

\$1,396,000

Sold Date

27-Mar-21



3



2



4

Distance

0.6km



57A Coghlan Street Niddrie VIC 3042

Sold Price

^{RS}

\$1,306,000

Sold Date

27-May-21



3



2



2

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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