

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 Spring Street, Niddrie Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$770,000

Median sale price

Median price \$910,500

Property Type Townhouse

Suburb Niddrie

Period - From 15/02/2022

to

14/02/2023

Source REIV

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 six 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
1	2/91 Haldane Rd NIDDRIE 3042	\$750,000	12/09/2022
2			
3			

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 six months.~~

This Statement of Information was prepared on:

15/02/2023 12:23



 2  2  0

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 321.852 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

15/02/2022 - 14/02/2023: \$910,500

Comparable Properties

2/91 Haldane Rd NIDDRIE 3042 (REI)

Agent Comments

 3  2  2

Price: \$750,000

Method:

Date: 12/09/2022

Property Type: Townhouse (Single)

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 six months.