

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

30A GROSVENOR 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

\$1,245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,500

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

14 BOWES AVENUE AIRPORT WEST VIC 3042	\$1,322,500	04-Mar-22
82A HOTHAM ROAD NIDDRIE VIC 3042	\$1,290,000	19-Feb-22
52D COGHLAN STREET NIDDRIE VIC 3042	\$1,300,000	11-Dec-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: 11 April 2022

**14 BOWES AVENUE AIRPORT
WEST VIC 3042** 4  3  2

Sold Price

^{RS}**\$1,322,500**

Sold Date

04-Mar-22

Distance

-

**82A HOTHAM ROAD NIDDRIE VIC
3042** 3  2  2

Sold Price

^{RS}**\$1,290,000**

Sold Date

19-Feb-22

Distance

0.21km**52D COGHLAN STREET NIDDRIE
VIC 3042** 3  2  2

Sold Price

\$1,300,000

Sold Date

11-Dec-21

Distance

-

RS = Recent sale**UN** = Undisclosed Sale

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