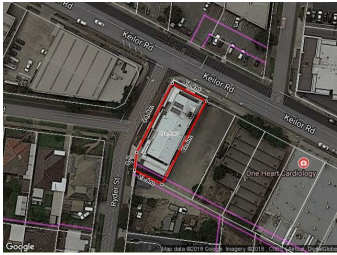


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**301/503 KEILOR ROAD, NIDDRIE, VIC 3042**  2  1  1

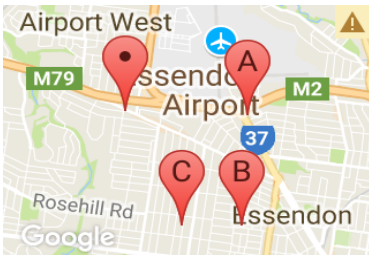
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$475,000**

Provided by: Teresa Soliman, Pennisi Real Estate

## MEDIAN SALE PRICE



**NIDDRIE, VIC, 3042**

Suburb Median Sale Price (Unit)

**\$525,000**

01 July 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**107/82 BULLA RD, STRATHMORE, VIC 3041**  2  1  -

Sale Price

**\$509,000**

Sale Date: 13/07/2017

Distance from Property: 1.6km



**2/3 BALLATER ST, ESSENDON, VIC 3040**  2  1  1

Sale Price

**\$525,000**

Sale Date: 25/11/2017

Distance from Property: 2.2km



**3/41 NIMMO ST, ESSENDON, VIC 3040**  2  1  1

Sale Price

**\*\$501,500**

Sale Date: 26/10/2017

Distance from Property: 1.8km



This report has been compiled on 17/01/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

301/503 KEILOR ROAD, NIDDRIE, VIC 3042

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$475,000

Median sale price

Median price

\$525,000

House

Unit

X


Suburb

NIDDRIE

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
107/82 BULLA RD, STRATHMORE, VIC 3041	\$509,000	13/07/2017
2/3 BALLATER ST, ESSENDON, VIC 3040	\$525,000	25/11/2017
3/41 NIMMO ST, ESSENDON, VIC 3040	*\$501,500	26/10/2017