

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

2/24 Carrington 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,500

Property type

Unit

Suburb

Niddrie

Period-from

01 Nov 2019

to

31 Oct 2020

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

7 Hotham Road Niddrie VIC 3042	\$785,000	29-Jun-20
7A Hotham Road Niddrie VIC 3042	\$785,000	29-Jun-20
44A Haldane Road Niddrie VIC 3042	\$800,000	05-May-20

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: 05 November 2020

**7 Hotham Road Niddrie VIC 3042**

Sold Price

\$785,000

Sold Date

29-Jun-20
 3

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Distance

0.04km**7A Hotham Road Niddrie VIC 3042**

Sold Price

^{RS}**\$785,000**

Sold Date

29-Jun-20
 3

 2

 1

Distance

0.04km**44A Haldane Road Niddrie VIC 3042**

Sold Price

\$800,000

Sold Date

05-May-20
 3

 2

 2

Distance

0.76km**RS** = Recent sale**UN** = Undisclosed Sale

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