

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 HANSON 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

\$989,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,217,500

Property type

House

Suburb

Niddrie

Period-from

01 Nov 2023

to

31 Oct 2024

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

4A RYDER STREET NIDDRIE VIC 3042	\$898,000	27-Jul-24
1A KELVIN CLOSE NIDDRIE VIC 3042	\$930,500	13-Jul-24
61B GARNET STREET NIDDRIE VIC 3042	\$996,500	20-Nov-24

OR

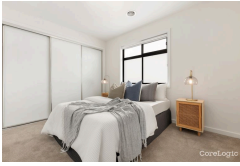
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 November 2024

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4A RYDER STREET NIDDRIE VIC 3042

Sold Price

^{RS}

\$898,000

Sold Date

27-Jul-24

3 2 1

Distance

1.03km



1A KELVIN CLOSE NIDDRIE VIC 3042

Sold Price

\$930,500

Sold Date

13-Jul-24

3 2 1

Distance

1.56km



61B GARNET STREET NIDDRIE VIC 3042

Sold Price

^{RS}

\$996,500

Sold Date

20-Nov-24

3 2 1

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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