

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

203/388 KEILOR 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

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

208/388 KEILOR ROAD NIDDRIE VIC 3042	\$360,000	22-Jun-24
4/48 KEILOR ROAD ESSENDON NORTH VIC 3041	\$350,000	07-Sep-24
325/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$330,000	01-Jul-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: 13 November 2024



**208/388 KEILOR ROAD NIDDRIE
 VIC 3042**

 1  1  1

Sold Price **\$360,000** Sold Date **22-Jun-24**

Distance **0.02km**



**4/48 KEILOR ROAD ESSENDON
 NORTH VIC 3041**

 2  1  1

Sold Price ^{RS} **\$350,000** Sold Date **07-Sep-24**

Distance **1.9km**



**325/2 GILLIES STREET ESSENDON
 NORTH VIC 3041**

 1  1  1

Sold Price **\$330,000** Sold Date **01-Jul-24**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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