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

121A HALDANE 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 | \$825,000 | or range between | | & | |
|--------------|-----------|---|--|---|--|
|--------------|-----------|---|--|---|--|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$1,209,000 | Prope | erty type | type House | | Suburb | Niddrie |
|--------------|-------------|-------|-----------|------------|--------|--------|-----------|
| Period-from | 01 Feb 2024 | to | 31 Jan 2 | 2025 | 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 |
|--|-----------|--------------|
| 24 MILLEARA ROAD KEILOR EAST VIC 3033 | \$820,000 | 03-Dec-24 |
| 54 STERLING DRIVE KEILOR EAST VIC 3033 | \$838,000 | 07-Dec-24 |
| 3/2 HUTCHISON STREET NIDDRIE VIC 3042 | \$820,000 | 30-Oct-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: 19 February 2025





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24 MILLEARA ROAD KEILOR EAST Sold Price VIC 3033

\$820,000 Sold Date 03-Dec-24

Distance 0.98km

54 STERLING DRIVE KEILOR EAST Sold Price VIC 3033

\$ 2

\$838,000 Sold Date 07-Dec-24

Distance 1.86km

3/2 HUTCHISON STREET NIDDRIE Sold Price VIC 3042

\$820,000 Sold Date **30-Oct-24**

Distance 0.85km

■ 3 **■** 1 **○** 2

RS = Recent sale UN = Undisclosed Sale

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