

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

4A VAYNOR 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

or range
between

\$901,000

&

\$947,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Sep 2021

to

31 Aug 2022

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

12 ALBERT STREET NIDDRIE VIC 3042	\$905,000	01-Jul-22
134 MARKET STREET ESSENDON VIC 3040	\$1,010,000	02-Sep-22
9 NEWMAN STREET NIDDRIE VIC 3042	\$901,000	30-Jul-22

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.~~

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12 ALBERT STREET NIDDRIE VIC 3042

Sold Price

^{RS} **\$905,000**

Sold Date

01-Jul-22

3 2 1

Distance

0.46km



134 MARKET STREET ESSENDON VIC 3040

Sold Price

^{RS} **\$1,010,000**

Sold Date

02-Sep-22

3 2 2

Distance

0.34km



9 NEWMAN STREET NIDDRIE VIC 3042

Sold Price

^{RS} **\$901,000**

Sold Date

30-Jul-22

3 1 1

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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