

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

23 Hanson Street, Niddrie Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,420,000

Median sale price

Median price

\$1,307,500

Property Type

House

Suburb

Niddrie

Period - From

01/10/2021

to

30/09/2022

Source

REIV

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 six 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 |
|---|--------------------------------|-------------|--------------|
| 1 | 30 Shaw St NIDDRIE 3042 | \$1,470,000 | 08/09/2022 |
| 2 | 27 Albert St NIDDRIE 3042 | \$1,460,000 | 25/06/2022 |
| 3 | 90 Hotham Rd NIDDRIE 3042 | \$1,350,000 | 22/10/2022 |

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 six months.~~

This Statement of Information was prepared on:

26/11/2022 12:45