

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

Property type

House

Suburb

Niddrie

Period-from

01 Feb 2024

to

31 Jan 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.~~

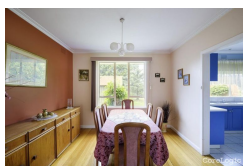
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**24 MILLEARA ROAD KEILOR EAST
VIC 3033**

Sold Price

\$820,000

Sold Date

03-Dec-24

3 1 2

Distance

0.98km



**54 STERLING DRIVE KEILOR EAST
VIC 3033**

Sold Price

\$838,000

Sold Date

07-Dec-24

3 1 2

Distance

1.86km



**3/2 HUTCHISON STREET NIDDRIE
VIC 3042**

Sold Price

\$820,000

Sold Date

30-Oct-24

3 1 2

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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