

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

19 Spring Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$790,000 & \$865,000

Median sale price

Median price \$1,130,000 Property Type House Suburb Niddrie

Period - From 01/01/2023 to 31/03/2023 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	14 Clydesdale Rd AIRPORT WEST 3042	\$880,000	19/06/2023
2	8 Wunnamurra Dr KEILOR EAST 3033	\$865,000	09/03/2023
3	2 Bond Ct KEILOR EAST 3033	\$825,000	10/06/2023

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:

07/07/2023 12:37

19 Spring Street, Niddrie Vic 3042



 2  - 

Rooms: 4
Property Type: House
Land Size: 653.481 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$865,000
Median House Price
March quarter 2023: \$1,130,000

Comparable Properties



14 Clydesdale Rd AIRPORT WEST 3042 (REI) **Agent Comments**

 3  1  2

Price: \$880,000
Method: Private Sale
Date: 19/06/2023
Property Type: House
Land Size: 625 sqm approx



8 Wunnamurra Dr KEILOR EAST 3033 (REI/VG) **Agent Comments**

 4  2  2

Price: \$865,000
Method: Sold Before Auction
Date: 09/03/2023
Rooms: 5
Property Type: House (Res)
Land Size: 572 sqm approx



2 Bond Ct KEILOR EAST 3033 (REI) **Agent Comments**

 3  1  2

Price: \$825,000
Method: Auction Sale
Date: 10/06/2023
Property Type: House (Res)
Land Size: 667 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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