

## 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

2/13 ROSS STREET NIDDRIE VIC 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Niddrie

Period-from

01 May 2023

to

30 Apr 2024

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

2/21 ROSS STREET NIDDRIE VIC 3042	\$686,000	23-Nov-23
3/132 MARKET STREET ESSENDON VIC 3040	\$740,000	30-Jan-24
3/12 RENOWN STREET ESSENDON NORTH VIC 3041	\$680,000	25-Apr-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: 20 May 2024



**2/21 ROSS STREET NIDDRIE VIC 3042**

Sold Price **\$686,000** Sold Date **23-Nov-23**

 2  1  1

Distance **0.07km**



**3/132 MARKET STREET ESSENDON VIC 3040**

Sold Price **\$740,000** Sold Date **30-Jan-24**

 2  1  1

Distance **0.65km**



**3/12 RENOWN STREET ESSENDON NORTH VIC 3041**

Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **25-Apr-24**

 2  1  1

Distance **0.85km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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