

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

203/503 KEILOR 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

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Niddrie

Period-from

01 Feb 2023

to

31 Jan 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

106/503 KEILOR ROAD NIDDRIE VIC 3042	\$422,000	21-Dec-23
9/82 BULLA ROAD STRATHMORE VIC 3041	\$407,500	19-Jan-24
308/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$440,000	04-Oct-23

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: 21 February 2024



**106/503 KEILOR ROAD NIDDRIE
 VIC 3042**

Sold Price

^{RS} **\$422,000**

Sold Date

21-Dec-23

 2  1  1

Distance

0km



**9/82 BULLA ROAD STRATHMORE
 VIC 3041**

Sold Price

\$407,500

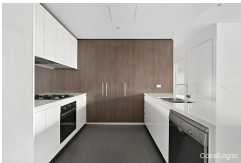
Sold Date

19-Jan-24

 1  1  1

Distance

1.6km



**308/76 KEILOR ROAD ESSENDON
 NORTH VIC 3041**

Sold Price

\$440,000

Sold Date

04-Oct-23

 2  1  1

Distance

1.77km

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

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