

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

4/47 HAMILTON STREET 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/110 HOFFMANS ROAD ESSENDON VIC 3040	\$850,000	27-Jun-23
2/8 PRINCE STREET ESSENDON NORTH VIC 3041	\$915,000	20-May-23
1/10 HART STREET AIRPORT WEST VIC 3042	\$895,000	01-Mar-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: 18 August 2023


**2/110 HOFFMANS ROAD
ESSENDON VIC 3040**
 3
  2
  2

 Sold Price **\$850,000** Sold Date **27-Jun-23**

 Distance **0.77km**

**2/8 PRINCE STREET ESSENDON
NORTH VIC 3041**
 3
  2
  2

 Sold Price ^{RS} **\$915,000** Sold Date **20-May-23**

 Distance **1.23km**

**1/10 HART STREET AIRPORT WEST
VIC 3042**
 3
  2
  2

 Sold Price **\$895,000** Sold Date **01-Mar-23**

 Distance **1.25km**
RS = Recent sale

UN = Undisclosed Sale

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