

# 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

58 Grandview Road, Niddrie Vic 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,234,500 Property Type House Suburb Niddrie

Period - From 01/01/2024 to 31/03/2024 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	137a Roberts St ESSENDON 3040	\$1,150,000	17/02/2024
2	35a Nolan St NIDDRIE 3042	\$1,105,000	15/05/2024
3	1/71 Haldane Rd NIDDRIE 3042	\$950,000	25/01/2024

**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:

14/06/2024 16:30



**Property Type:** Townhouse

**Agent Comments**

Modern 3 bed, 2 bath, 2 car garage town home street frontage.

## Comparable Properties



**137a Roberts St ESSENDON 3040 (REI/VG)**



**Agent Comments**

Near new townhouse with street frontage in neighbouring suburb.

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 179 sqm approx



**35a Nolan St NIDDRIE 3042 (REI)**



**Agent Comments**

Same accomodation, same proximity, similar condition, with street frontage.

**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 15/05/2024

**Property Type:** House (Res)



**1/71 Haldane Rd NIDDRIE 3042 (REI/VG)**



**Agent Comments**

Same proximity, same bed, additional bathroom, one less car space, renovated townhouse.

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 25/01/2024

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 206 sqm approx