

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

58a Grandview Road, Niddrie Vic 3042

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$927,500 Property Type Unit Suburb Niddrie

Period - From 01/07/2023 to 30/09/2023 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	1/31 George St NIDDRIE 3042	\$787,000	08/08/2023
2	32a Nolan St NIDDRIE 3042	\$770,000	01/07/2023
3	3/44-46 Carrington Rd NIDDRIE 3042	\$700,000	03/05/2023

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:

23/10/2023 10:56



3 2 2

Property Type: Villa

Agent Comments

3 bed, 2 bath, 1 LUG single level modern villa, only 1 of 2 on the block, north facing rear

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2023: \$927,500

Comparable Properties



1/31 George St NIDDRIE 3042 (REI/VG)

3 2 2

Price: \$787,000

Method: Sold Before Auction

Date: 08/08/2023

Property Type: House (Res)

Land Size: 277 sqm approx

Agent Comments

Larger floorplan but older internally. Same accom with more living areas, street frontage



32a Nolan St NIDDRIE 3042 (REI/VG)

3 2 1

Price: \$770,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 197 sqm approx

Agent Comments

Larger floorplan but older internally. Same accom, back unit



3/44-46 Carrington Rd NIDDRIE 3042 (REI)

3 1 1

Price: \$700,000

Method: Private Sale

Date: 03/05/2023

Property Type: Villa

Land Size: 157 sqm approx

Agent Comments

Updated (original bathroom) 3 bedroom, 1 bathroom back unit on a block of 3. Very close proximity