

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 16 Grosvenor Street, Niddrie VIC 3042

Indicative selling price

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

Range between \$930,000 & \$980,000

Median sale price

Median price \$970,000

House ☒

Suburb Niddrie

Period - From 01.07.18 to 30.09.18

Source REIV propertydata.com.au/RPData/CoreLogic

Comparable property sales

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. 68 Haldane Road, Niddrie	\$1,070,000	01/06/2018
2. 56 Haldane Road, Niddrie	\$1,085,000	14/06/2018
3. 16 Newman Street, Niddrie	\$1,096,000	23/06/2018

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 28 November 2018.