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	2/25-27 Hanson Street, Niddrie Vic 3042

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $834,500 Property Type Unit Suburb Niddrie

Period - From 01/07/2024 to 30/09/2024 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	4/1 Grandview Rd NIDDRIE 3042	$468,000	05/10/2024
2	5/67 Hoffmans Rd NIDDRIE 3042	$517,000	16/08/2024
3	2/38 Mcnamara Av AIRPORT WEST 3042	$560,000	26/07/2024

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: 22/11/2024 14:18

2/25-27 Hanson Street, Niddrie Vic 3042

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2 1 1

Property Type: Strata Unit/Flat

Agent Comments

2 bed, 1 bath, 1 car unit

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
September quarter 2024: $834,500

Comparable Properties



4/1 Grandview Rd NIDDRIE 3042 (REI)

2 1 1

Price: $468,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Villa

Agent Comments

same accomodation, close proximity, similar condition



5/67 Hoffmans Rd NIDDRIE 3042 (REI/VG)

2 1 1

Price: $517,000
Method: Private Sale
Date: 16/08/2024
Property Type: Unit

Agent Comments

close proximity, same accomodation, similar condition with updates throughout



2/38 Mcnamara Av AIRPORT WEST 3042 (REI/VG)

2 1 1

Price: $560,000
Method: Private Sale
Date: 26/07/2024
Rooms: 3
Property Type: Unit
Land Size: 146 sqm approx

Agent Comments

neighbouring suburb, similar condition, same accomodation

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