

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

1/23 HAMILTON STREET, NIDDRIE, VIC 3042

### Indicative selling price

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

Price Range:

\$800,000 to \$880,000

### Median sale price

Median price

\$1,080,000

Property type

Unit

Suburb

NIDDRIE

Period

01 April 2019 to 31 March 2020

Source

pricefinder

### 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

107 NOGA AVE, KEILOR EAST, VIC 3033	*\$858,000	14/03/2020
1/49 BEDFORD ST, AIRPORT WEST, VIC 3042	\$815,000	30/12/2019
1 NOGA AVE, KEILOR EAST, VIC 3033	\$830,000	05/12/2019

This Statement of Information was prepared on:

27/04/2020