

## 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

3/6 HOTHAM 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

107/388 KEILOR ROAD NIDDRIE VIC 3042	\$370,000	08-Jan-24
403/388 KEILOR ROAD NIDDRIE VIC 3042	\$350,000	27-Oct-23
107/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$345,000	20-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 15 January 2024



**107/388 KEILOR ROAD NIDDRIE  
VIC 3042**

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Sold Price

<sup>RS</sup> **\$370,000**

Sold Date **08-Jan-24**

Distance **0.11km**



**403/388 KEILOR ROAD NIDDRIE  
VIC 3042**

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Sold Price

**\$350,000**

Sold Date **27-Oct-23**

Distance **0.11km**



**107/110 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

1 1 1

Sold Price

<sup>RS</sup> **\$345,000** <sup>UN</sup>

Sold Date **20-Sep-23**

Distance **1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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