

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA.

SECTIONS 47AF OF ESTATE AGENTS ACT 1980

PROPERTY OFFERED FOR SALE : 41A Hotham Rd, Niddrie VIC 3042

INDICATIVE SELLING PRICE

For the meaning of this price see

consumer.vic.gov.au/underquoting

Price Range: \$950,000 - \$1,030,000

MEDIAN SALE PRICE

\$1,183,750 for HOUSE in NIDDRIE from 01/10/23 to 31/12/23 | Source: PRICEFINDER

COMPARABLE PROPERTY SALES

Comparable property sales (*Delete A or B below as applicable)

ADDRESS	PRICE	DATE OF SALE
55a Coghlan St, Niddrie	\$975,000	22/09/2023
33 Haldane Rd, Niddrie	\$930,000	22/09/2023
20 George St, Niddrie	\$1,040,000	16/10/2023

Please contact us for further information regarding this document or visit
consumer.vic.gov.au/underquoting.

Raso Real Estate - 0419003782
