

## 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 : 49A Hotham Rd, 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: \$840,000 - \$895,000

### MEDIAN SALE PRICE

\$1,209,000 for HOUSE in NIDDRIE from 01/01/24 to 31/03/24 | Source: PRICEFINDER

### COMPARABLE PROPERTY SALES

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

ADDRESS	PRICE	DATE OF SALE
7 Ryder St, Niddrie	\$870,000	10/05/2024
32 Hamilton St, Niddrie	\$860,000	08/03/2024
100 Hotham Rd, Niddrie	\$900,000	28/02/2024

Please contact us for further information regarding this document or visit  
[consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

*Raso Real Estate - 0419003782*

---

---