

# 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

7/15-17 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)

Single price \$890,000

### Median sale price

Median price \$858,000

Property Type Unit

Suburb Niddrie

Period - From 01/10/2022

to 30/09/2023

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 | 55a Ryder St NIDDRIE 3042      | \$880,000 | 02/09/2023   |
| 2 | 111a Hoffmans Rd NIDDRIE 3042  | \$870,000 | 08/07/2023   |
| 3 | 7a Nolan St NIDDRIE 3042       | \$865,000 | 24/06/2023   |

**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:

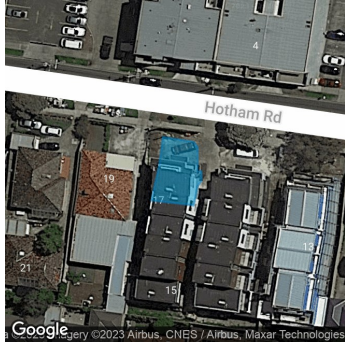
18/10/2023 15:01



**Property Type:** Townhouse

**Agent Comments**

5 years old approx front townhouse in a block of approx 12



## Comparable Properties



**55a Ryder St NIDDRIE 3042 (REI)**



**Agent Comments**

Older build - villa unit

**Price:** \$880,000

**Method:** Private Sale

**Date:** 02/09/2023

**Property Type:** Villa



**111a Hoffmans Rd NIDDRIE 3042 (REI)**



**Agent Comments**

Side by side on a main Rd

**Price:** \$870,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Rooms:** 4

**Property Type:** House (Res)



**7a Nolan St NIDDRIE 3042 (REI/VG)**



**Agent Comments**

Older build - villa unit

**Price:** \$865,000

**Method:** Private Sale

**Date:** 24/06/2023

**Property Type:** Unit

**Land Size:** 300 sqm approx