

# 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 98 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)

Range between \$1,680,000 & \$1,780,000

### Median sale price

Median price \$1,285,500 Property Type House Suburb Niddrie

Period - From 01/04/2023 to 31/03/2024 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	92a Hoffmans Rd ESSENDON 3040	\$2,800,000	01/06/2024
2	14 Lawry Ct KEILOR EAST 3033	\$1,701,000	18/05/2024
3	15a Ronald St ESSENDON NORTH 3041	\$1,650,000	18/05/2024

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: 07/06/2024 13:37



4   2   4

**Rooms:** 7  
**Property Type:** Home  
**Land Size:** 659 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,680,000 - \$1,780,000  
**Median House Price**  
Year ending March 2024: \$1,285,500

## Comparable Properties



**92a Hoffmans Rd ESSENDON 3040 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 01/06/2024  
**Property Type:** House  
**Land Size:** 522 sqm approx



**14 Lawry Ct KEILOR EAST 3033 (REI)**

**Agent Comments**

6   3   4

**Price:** \$1,701,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** House (Res)  
**Land Size:** 706 sqm approx



**15a Ronald St ESSENDON NORTH 3041 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** House (Res)