



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

40 Hotham Road,  
NIDDRIE 3042

House



0 beds



0 baths



0 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$1,200,000 -  
\$1,320,000**

### Median sale price

Median **House** for **NIDDRIE** for period **Apr 2017 - Jun 2017**  
Sourced from **Reiv**.

**\$995,000**

### Comparable property sales

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 the most comparable to the property for sale.

**19 Nolan Street,** Price **\$1,300,000** Sold 17 June 2017  
Niddrie 3042

**48 Ida Street,** Price **\$1,315,000** Sold 24 June 2017  
Niddrie 3042

**20 Rutland Street,** Price **\$1,405,000** Sold 29 April 2017  
Niddrie 3042

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Reiv.

### Contact agents

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