

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

3/6 HOTHAM ROAD NIDDRIE VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Niddrie

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

403/388 KEILOR ROAD NIDDRIE VIC 3042	\$350,000	27-Oct-23
1/4 PRINCE STREET ESSENDON NORTH VIC 3041	\$310,000	29-Jan-24
121/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$335,000	04-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 10 February 2024

Jayden Manno

M 0421 736 736

E jayden.manno@sunbury.rh.com.au



**403/388 KEILOR ROAD NIDDRIE
VIC 3042**

1 1 1

Sold Price

\$350,000

Sold Date

27-Oct-23

Distance

0.11km



**1/4 PRINCE STREET ESSENDON
NORTH VIC 3041**

1 1 1

Sold Price

^{RS} **\$310,000** ^{UN}

Sold Date

29-Jan-24

Distance

0.91km



**121/2 GILLIES STREET ESSENDON
NORTH VIC 3041**

1 1 1

Sold Price

\$335,000

Sold Date

04-Oct-23

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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