

2/49 Hotham Road, Niddrie Vic 3042



3 Bed 1 Bath 1 Car

Property Type: Villa Unit

Land Size: 242 sqm approx

Indicative Selling Price

\$649,000

Median House Price

Year ending September 2020:

\$717,500

Comparable Properties



1/16 Bowes Avenue, Airport West 3042 (REI)

3 Bed 2 Bath 1 Car

Price: \$700,000

Method: Auction Sale

Date: 21/11/2020

Property Type: Townhouse (Res)

Agent Comments: Double storey townhouse, has two bathrooms and two car spaces, superior accommodation.



3/34 Shelley Street, Keilor East 3033 (REI)

3 Bed 2 Bath 2 Car

Price: \$695,000

Method: Private Sale

Date: 01/12/2020

Property Type: Unit

Agent Comments: Modern three bedroom unit, has two bathrooms. Superior accommodation, inferior location.



2/74 Fraser Street, Airport West 3042 (REI)

3 Bed 2 Bath 2 Car

Price: \$671,500

Method: Sold Before Auction

Date: 17/12/2020

Property Type: Unit

Land Size: 343 sqm approx

Agent Comments: Dated 3 bedrooms single level unit, has an ensuite bathroom, inferior location.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/49 Hotham Road, Niddrie Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$649,000

Median sale price

Median price

\$717,500

Unit

x

Suburb

Niddrie

Period - From

01/10/2019

to

30/09/2020

Source

REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/16 Bowes Avenue, AIRPORT WEST 3042	\$700,000	21/11/2020
3/34 Shelley Street, KEILOR EAST 3033	\$695,000	01/12/2020
2/74 Fraser Street, AIRPORT WEST 3042	\$671,500	17/12/2020

This Statement of Information was prepared on:

18/12/2020 19:13