

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

2/78 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Niddrie

Period-from

01 Mar 2020

to

28 Feb 2021

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

7 Farrell Street Niddrie VIC 3042	\$1,000,000	22-Mar-21
1/79 Coghlan Street Niddrie VIC 3042	\$930,000	11-Mar-21
3/91 Haldane Road Niddrie VIC 3042	\$785,000	20-Feb-21

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: 25 March 2021



7 Farrell Street Niddrie VIC 3042

Sold Price

^{RS} **\$1,000,000**

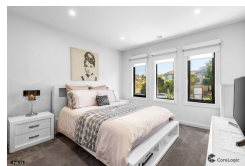
Sold Date

22-Mar-21

 3  2  2

Distance

0.56km



1/79 Coghlan Street Niddrie VIC 3042

Sold Price

^{RS} **\$930,000** ^{UN}

Sold Date

11-Mar-21

 3  2  2

Distance

0.76km



3/91 Haldane Road Niddrie VIC 3042

Sold Price

^{RS} **\$785,000**

Sold Date

20-Feb-21

 3  2  2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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