

# 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 28 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)

Single Price \$1,150,000

### Median sale price

Median price \$1,245,000 Property Type House Suburb Niddrie (3042)

Period - From 01/05/2023 to 31/07/2023 Source PropTrack

### Comparable property sales

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
69 HALDANE ROAD, NIDDRIE VIC 3042	\$1,050,000	22/04/2023
2 NORTH STREET, AIRPORT WEST VIC 3042	\$1,105,500	01/07/2023
48 WALTERS AVENUE, AIRPORT WEST VIC 3042	\$1,113,000	20/05/2023

This Statement of Information was prepared on: 24/08/2023