

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

1/88 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

\$875,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/12 Hutchison Street Niddrie VIC 3042	\$925,000	13-Oct-18
1/4 Ida Street Niddrie VIC 3042	\$950,000	04-Sep-18
2/4 Ida Street Niddrie VIC 3042	\$925,000	04-Sep-18

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 November 2019

Ted Window

M 0435222278

E ted@kohamproperty.com



2/12 Hutchison Street Niddrie VIC 3042

Sold Price

\$925,000

Sold Date

13-Oct-18

 3  2  2

Distance

0.45km

1/4 Ida Street Niddrie VIC 3042

Sold Price

\$950,000

Sold Date

04-Sep-18

 3  2  2

Distance

1.5km

2/4 Ida Street Niddrie VIC 3042

Sold Price

\$925,000

Sold Date

04-Sep-18

 4  2  2

Distance

1.5km

2/40 Hotham Road Niddrie VIC 3042

Sold Price

\$795,000

Sold Date

09-Nov-18

 3  2  2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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