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	7/15-17 Hotham Road, Niddrie Vic 3042

Indicative selling price

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

Range between $770,000 & $815,000

Median sale price

Median price $780,000 Property Type Unit Suburb Niddrie

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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	7/77 Coghlan St NIDDRIE 3042	$785,000	06/04/2024
2	3/446 Buckley St ESSENDON WEST 3040	$780,000	04/06/2024
3	2f The Avenue NIDDRIE 3042	$780,000	23/03/2024

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 six months.~~

This Statement of Information was prepared on: 14/06/2024 09:25

7/15-17 Hotham Road, Niddrie Vic 3042

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3 3 1

Property Type: Townhouse

Agent Comments

5 years old approx front townhouse in a block of approx 12

Indicative Selling Price
$770,000 - $815,000
Median Unit Price
March quarter 2024: $780,000

Comparable Properties



7/77 Coghlan St NIDDRIE 3042 (REI/VG)

3 2 2

Price: $785,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Townhouse (Res)

Agent Comments

Also a 3 bedroom townhouse in a complex. Inferior as it's in a larger complex, older and has less bathrooms. Superior as it has a courtyard and backs onto the park. Similar location.



3/446 Buckley St ESSENDON WEST 3040 (REI)

3 2 2

Price: $780,000
Method: Auction Sale
Date: 04/06/2024
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Similar 3 level townhouse with 3 bedrooms. Superior garage space however inferior location being on a busier road.



2f The Avenue NIDDRIE 3042 (REI/VG)

3 2 2

Price: $780,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

Agent Comments

Similar, modern 3 bedroom townhouse. Also reverse living with balcony. One less bathroom and smaller overall size.

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