

Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/45 Hoffmans Road,
ESSENDON WEST 3040

Indicative selling price

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

**Range \$1,000,000 -
\$1,100,000**

Median sale price

Median **House** for **ESSENDON WEST** for period **Dec 2017 - Apr 2018**
Sourced from **REIV**.

\$1,300,000

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 the most comparable to the property for sale.

37 Coghlan Street,
Niddrie 3042

Price \$1,148,000 Sold 19
December 2017

94 Hotham Road,
Niddrie 3042

Price \$988,000 Sold 11
March 2018

33 Emerald Street,
Essendon West 3040

Price \$1,110,000 Sold 01
March 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

 **3 beds**

 **2 baths**

 **2 parking**

Frank Dowling Real Estate

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Contact agents



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 **Frank Dowling**
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