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

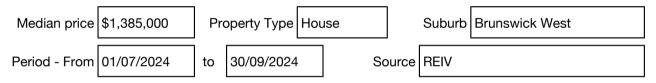
8 Hodgins Court, Brunswick West Vic 3055

Indicative selling price

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Single price \$1,580,000

Median sale price



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	9 Beresford St PASCOE VALE SOUTH 3044	\$1,500,000	03/12/2024
2	121 Tennyson St ESSENDON 3040	\$1,700,000	14/09/2024
3	68 Fitzgerald Rd ESSENDON 3040	\$1,541,000	02/09/2024

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:

17/12/2024 08:50



LUCAS MILLS

Lucas Mills 0410037682 0410037682





Property Type: House Land Size: 544 sqm approx Agent Comments

lucas.mills@lucasmills.com.au **Indicative Selling Price** \$1,580,000

Median House Price September quarter 2024: \$1,385,000

Tucked away in a guiet cul-de-sac on the very edge of Essendon, this mid-century home has been transformed from cute to exceptional with its extended double-storey design and top-quality renovations throughout.

Comparable Properties





9 Beresford St PASCOE VALE SOUTH 3044 (REI)

2



Price: \$1,500,000 Method: Sold Before Auction Date: 03/12/2024 Property Type: House (Res) Land Size: 345 sqm approx

121 Tennyson St ESSENDON 3040 (REI/VG)

2 4 2



Price: \$1,700,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 501 sqm approx

68 Fitzgerald Rd ESSENDON 3040 (REI/VG)





Price: \$1,541,000 Method: Private Sale Date: 02/09/2024 Property Type: House (Res) Land Size: 659 sqm approx

Account - Lucas Mills Real Estate



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Agent Comments

Similar location, newer build however much smaller land component.

Agent Comments

Agent Comments

component.

Slightly less sand size on this property, inferior internal size, similar interior renovation.

Similar location. Older home without renovation however larger land