

## 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

30 HOFFMANS ROAD ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,810,000

Property type

House

Suburb

Essendon

Period-from

01 Dec 2022

to

30 Nov 2023

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 22 FAWKNER STREET ABERFELDIE VIC 3040 | \$1,550,000 | 27-Sep-23 |
| 25 TEAGUE STREET NIDDRIE VIC 3042     | \$1,525,000 | 29-Jul-23 |
| 11 VIDA STREET ABERFELDIE VIC 3040    | \$1,540,000 | 27-Nov-23 |

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: 04 December 2023



**22 FAWKNER STREET ABERFELDIE VIC 3040**

 3  2  8

Sold Price <sup>RS</sup> **\$1,550,000** Sold Date **27-Sep-23**

Distance **0.76km**



**25 TEAGUE STREET NIDDRIE VIC 3042**

 4  3  3

Sold Price

<sup>RS</sup> **\$1,525,000** Sold Date **29-Jul-23**

Distance **0.83km**



**11 VIDA STREET ABERFELDIE VIC 3040**

 2  1  1

Sold Price

<sup>RS</sup> **\$1,540,000** Sold Date **27-Nov-23**

Distance **1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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