

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

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,385,000 Property Type House Suburb Brunswick West

Period - From 01/07/2024 to 30/09/2024 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	125 Tennyson St ESSENDON 3040	\$1,810,000	30/09/2024
2	121 Tennyson St ESSENDON 3040	\$1,700,000	14/09/2024
3	76 Primrose St ESSENDON 3040	\$1,755,000	22/06/2024

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: 21/11/2024 09:51

Lucas Mills

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 5  3  4

Property Type: House

Land Size: 544 sqm approx

Agent Comments

Tucked away in a quiet 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.

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2024: \$1,385,000

Comparable Properties



125 Tennyson St ESSENDON 3040 (REI)

 5  2  2

Price: \$1,810,000

Method: Private Sale

Date: 30/09/2024

Property Type: House

Land Size: 502 sqm approx

Agent Comments

Smaller land component. Inferior Condition. Inferior floor area.



121 Tennyson St ESSENDON 3040 (REI)

 4  2  2

Price: \$1,700,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 501 sqm approx

Agent Comments

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



76 Primrose St ESSENDON 3040 (REI/VG)

 4  2  3

Price: \$1,755,000

Method: Private Sale

Date: 22/06/2024

Property Type: House

Land Size: 543 sqm approx

Agent Comments

Same land component, smaller property and inferior renovation.

Account - Lucas Mills Real Estate



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