

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

3/124 Hoffmans Road Essendon VIC 3040

Indicative selling price

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

Single Price

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2020

to

30 Nov 2021

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

2/8 Keam Street Essendon North VIC 3041	\$520,000	29-Jun-21
4/39 King Street Essendon VIC 3040	\$600,000	09-Jul-21
4/7 Royal Avenue Essendon North VIC 3041	\$530,000	15-May-21

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.~~

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**2/8 Keam Street Essendon North
VIC 3041**

 2  1  1

Sold Price **\$520,000** Sold Date **29-Jun-21**

Distance **0.78km**



**4/39 King Street Essendon VIC
3040**

 2  1  1

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **09-Jul-21**

Distance **1.27km**



**4/7 Royal Avenue Essendon North
VIC 3041**

 2  1  1

Sold Price **\$530,000** Sold Date **15-May-21**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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