

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

5/126 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2023

to

30 Sep 2024

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

4/126 HOFFMANS ROAD ESSENDON VIC 3040	\$435,000	11-Sep-24
6/126 HOFFMANS ROAD ESSENDON VIC 3040	\$480,000	23-Jul-24
3/140 HOFFMANS ROAD ESSENDON VIC 3040	\$400,000	30-Jul-24

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: 07 October 2024



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**4/126 HOFFMANS ROAD
ESSENDON VIC 3040**

2 1 1

Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **11-Sep-24**

Distance **0km**



**6/126 HOFFMANS ROAD
ESSENDON VIC 3040**

2 1 2

Sold Price ^{RS} **\$480,000** Sold Date **23-Jul-24**

Distance **0km**



**3/140 HOFFMANS ROAD
ESSENDON VIC 3040**

2 1 -

Sold Price **\$400,000** Sold Date **30-Jul-24**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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