

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

1/126 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,750

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2019

to

31 Oct 2020

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

27/82 Keilor Road Essendon North VIC 3041	\$347,600	28-May-20
3/7 Fawkner Street Aberfeldie VIC 3040	\$300,000	08-Aug-20
3/99 Glass Street Essendon VIC 3040	\$330,000	26-Jul-20

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: 26 November 2020



27/82 Keilor Road Essendon North VIC 3041

Sold Price

\$347,600

Sold Date

28-May-20

- - 1

Distance

1.16km

3/7 Fawkner Street Aberfeldie VIC 3040

Sold Price

\$300,000

Sold Date

08-Aug-20

1 1 1

Distance

1.61km

3/99 Glass Street Essendon VIC 3040

Sold Price

\$330,000

Sold Date

26-Jul-20

1 1 1

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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