

## 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

3/148 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2023

to

29 Feb 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

2/28 GILBERTSON STREET ESSENDON VIC 3040	\$671,000	22-Dec-23
2/15 MCCULLOCH STREET ESSENDON NORTH VIC 3041	\$620,000	28-Nov-23
2/21 ROSS STREET NIDDRIE VIC 3042	\$686,000	23-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: 23 March 2024



**2/28 GILBERTSON STREET  
ESSENDON VIC 3040**

 2  1  1

Sold Price

**\$671,000**

Sold Date **22-Dec-23**

Distance **0.58km**



**2/15 MCCULLOCH STREET  
ESSENDON NORTH VIC 3041**

 2  1  -

Sold Price

**\$620,000**

Sold Date **28-Nov-23**

Distance **0.92km**



**2/21 ROSS STREET NIDDRIE VIC  
3042**

 2  1  1

Sold Price

**\$686,000**

Sold Date **23-Nov-23**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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