# 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

1/51 Hoddle Street 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	\$590,000	&	\$630,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$660,000	Property type		Unit		Suburb	Essendon
Period-from	01 Jan 2020	to	31 Dec 2	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
21/18 Raleigh Street Essendon VIC 3040	\$490,000	08-Dec-20
6/243 Pascoe Vale Road Essendon VIC 3040	\$635,000	16-Nov-19
13/244 Pascoe Vale Road Essendon VIC 3040	\$650,000	13-Jul-20

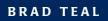
OR

**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: 15 January 2021



consumer.vic.gov.au



CONSIDER IT DONE Toni Bloodworth-Barker P 54282800 M 041122928

E toni@bradteal.com.au



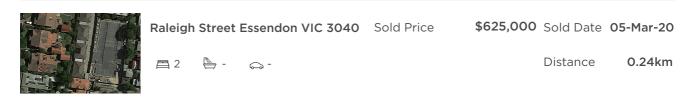
PREAD OF COVID-19	21/18 Raleigh 3040	Street Essendon VIC	Sold Price	<sup>RS</sup> \$490,000	Sold Date	08-Dec-20
<ul> <li>La grant language statution</li> <li>La grant language statut</li></ul>		<b>⇔</b> 1			Distance	0.12km
🕏 Constagle						



10000	6/243   VIC 30		Vale Road Essendon	Sold Price	\$635,000	Sold Date	16-Nov-19
Í		4 ال	⇔1			Distance	0.16km



13/244 VIC 30		Vale Road Essendon	Sold Price	\$650,000	Sold Date	13-Jul-20
<b>2</b>	2	<b>⇔</b> <sup>1</sup>			Distance	0.24km



#### RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.