# 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.

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consumer.vic.gov.au



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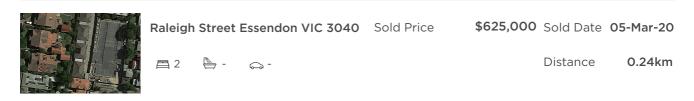
PREAD OF COVID-19	21/18 Raleigh 3040	Street Essendon VIC	Sold Price	<sup>RS</sup> \$490,000	Sold Date	08-Dec-20
<ul> <li>La grant language statution</li> <li>La grant language statut</li></ul>		<b>⇔</b> 1			Distance	0.12km
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10000	6/243   VIC 30		Vale 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

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