

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,521

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

3/132 MARKET STREET ESSENDON VIC 3040	\$740,000	30-Jan-24
3/4 HUTCHISON STREET NIDDRIE VIC 3042	\$735,000	16-Dec-23
73A HOFFMANS ROAD NIDDRIE VIC 3042	\$750,000	18-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: 04 March 2024



3/132 MARKET STREET ESSENDON Sold Price **\$740,000** Sold Date **30-Jan-24**
VIC 3040
 Distance **0.35km**
 1 bed 1 bath 1 car



3/4 HUTCHISON STREET NIDDRIE Sold Price **\$735,000** Sold Date **16-Dec-23**
VIC 3042
 Distance **0.71km**
 2 bed 2 bath 1 car



73A HOFFMANS ROAD NIDDRIE Sold Price **\$750,000** Sold Date **18-Nov-23**
VIC 3042
 Distance **0.8km**
 2 bed 2 bath - car

RS = Recent sale UN = Undisclosed Sale

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