

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

5/136 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2023

to

30 Apr 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

3/148 HOFFMANS ROAD ESSENDON VIC 3040	\$610,000	08-Apr-24
1/30 BALLATER STREET ESSENDON VIC 3040	\$545,000	26-Apr-24
2/11 MERCHISTON GROVE STRATHMORE VIC 3041	\$547,000	13-Feb-24

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: 27 May 2024



**3/148 HOFFMANS ROAD
 ESSENDON VIC 3040**

 2  1  -

Sold Price ^{RS} **\$610,000** Sold Date **08-Apr-24**

Distance **0.16km**



**1/30 BALLATER STREET
 ESSENDON VIC 3040**

 2  1  1

Sold Price ^{RS} **\$545,000** ^{UN} Sold Date **26-Apr-24**

Distance **1.48km**



**2/11 MERCHISTON GROVE
 STRATHMORE VIC 3041**

 2  1  1

Sold Price ^{RS} **\$547,000** ^{UN} Sold Date **13-Feb-24**

Distance **1.71km**

RS = Recent sale UN = Undisclosed Sale

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