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

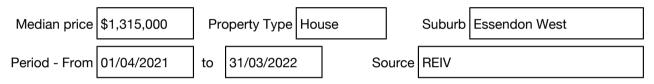
45a Hoffmans Road, Essendon West Vic 3040

Indicative selling price

For the meaning of this		

Single price \$1,200,000

Median sale price



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 six 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
1	4 Valley Lake Blvd KEILOR EAST 3033	\$1,230,000	28/05/2022
2	157 Brees Rd KEILOR EAST 3033	\$1,120,000	14/05/2022
3	24 Diamond St NIDDRIE 3042	\$1,117,500	30/04/2022

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 six months.

This Statement of Information was prepared on:

14/07/2022 16:47







Property Type: Agent Comments Indicative Selling Price \$1,200,000 Median House Price Year ending March 2022: \$1,315,000

Comparable Properties



4 Valley Lake Blvd KEILOR EAST 3033 (REI/VG)



Price: \$1,230,000 Method: Auction Sale Date: 28/05/2022 Property Type: House (Res) Land Size: 423 sqm approx

157 Brees Rd KEILOR EAST 3033 (REI)



Price: \$1,120,000 Method: Auction Sale Date: 14/05/2022

Property Type: House (Res)

24 Diamond St NIDDRIE 3042 (REI)



Price: \$1,117,500 Method: Auction Sale Date: 30/04/2022 Property Type: House (Res) Land Size: 380 sqm approx Agent Comments

Agent Comments

Agent Comments

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



propertydata

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