

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,200,000

### Median sale price

Median price \$1,315,000 Property Type House Suburb Essendon West

Period - From 01/04/2021 to 31/03/2022 Source REIV

### 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

45a Hoffmans Road, Essendon West Vic 3040



**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)**

Agent Comments



**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)**

Agent Comments



**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 14/05/2022  
**Property Type:** House (Res)



**24 Diamond St NIDDRIE 3042 (REI)**

Agent Comments



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

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



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