

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

4/18 LYON 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2023

to

30 Jun 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

6/183 NAPIER STREET ESSENDON VIC 3040	\$420,000	13-Apr-24
113/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$415,000	14-Jun-24
203/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$417,500	05-Apr-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: 02 July 2024



6/183 NAPIER STREET ESSENDON VIC 3040

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Sold Price

\$420,000

Sold Date

13-Apr-24

Distance

1.45km



113/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040

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Sold Price

^{RS} **\$415,000**

Sold Date

14-Jun-24

Distance

0.9km



203/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040

🛏️ 2 🚿 1 🚗 1

Sold Price

\$417,500

Sold Date

05-Apr-24

Distance

0.9km



4/13 FLETCHER STREET ESSENDON VIC 3040

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Sold Price

\$420,000

Sold Date

08-Apr-24

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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