

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 Lyon Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$1,850,000 Property Type House Suburb Essendon

Period - From 05/07/2022 to 04/07/2023 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	23 Grace St MOONEE PONDS 3039	\$2,125,000	25/06/2023
2	44 Market St ESSENDON 3040	\$2,000,000	24/03/2023
3	29 Lincoln Rd ESSENDON 3040	\$1,900,000	14/06/2023

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:

05/07/2023 16:01



Property Type: House (Res)

Agent Comments

Renovated weatherboard Cal Bungalow with 4 bedrooms 2 bathrooms and 2 off street parking

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

05/07/2022 - 04/07/2023: \$1,850,000

Comparable Properties



23 Grace St MOONEE PONDS 3039 (REI)



Price: \$2,125,000

Method: Private Sale

Date: 25/06/2023

Property Type: House

Land Size: 390 sqm approx

Agent Comments

Updated Victorian double front home with same accom. In neighbouring suburb more superior location to Lyon Street

44 Market St ESSENDON 3040 (REI/VG)



Price: \$2,000,000

Method: Sold Before Auction

Date: 24/03/2023

Property Type: House (Res)

Land Size: 542 sqm approx

Agent Comments

Updated but not as modern internally. Double front weather board family home with one extra bedroom and a pool



29 Lincoln Rd ESSENDON 3040 (REI)



Price: \$1,900,000

Method: Sold Before Auction

Date: 14/06/2023

Property Type: House (Res)

Land Size: 584 sqm approx

Agent Comments

Modern renovated weatherboard double front on a main road in close proximity. Same accom