## 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,900,000		&		\$2,050,000			
Median sale p	rice							
Median price	\$1,850,000	Pro	operty Type	Hou	se		Suburb	Essendon
Period - From	05/07/2022	to	04/07/2023		So	urce	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.

Ade	dress 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:

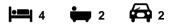
05/07/2023 16:01





John Morello 8378 0500 0412 088 757





Indicative Selling Price \$1,900,000 - \$2,050,000 Median House Price 05/07/2022 - 04/07/2023: \$1,850,000

johnmorello@jelliscraig.com.au

Property Type: House (Res) Agent Comments

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

# **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)

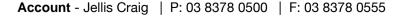
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Price: \$1.900.000

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





propertydata

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