

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

2/63 Lincoln Road 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2020

to

31 Oct 2021

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

5/19 Ballater Street Essendon VIC 3040	\$530,000	19-May-21
14/225 Buckley Street Essendon VIC 3040	\$480,000	21-Sep-21
11/13 Winifred Street Essendon VIC 3040	\$508,000	15-Jun-21

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.~~

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**5/19 Ballater Street Essendon VIC 3040** 2  1  1

Sold Price

\$530,000

Sold Date

19-May-21

Distance

0.4km**14/225 Buckley Street Essendon VIC 3040** 2  1  1

Sold Price

^{RS} **\$480,000**

Sold Date

21-Sep-21

Distance

0.61km**11/13 Winifred Street Essendon VIC 3040** 2  1  1

Sold Price

\$508,000

Sold Date

15-Jun-21

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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