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

13 Lyon Street, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting			
Range betweer	\$2,600,000		&		\$2,700,000				
Median sale price									
Median price	\$1,845,000	Pro	Property Type H		House		Suburb	Essendon	
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	68 Magdala Av STRATHMORE 3041	\$2,589,000	19/10/2024
2	62 Cooper St ESSENDON 3040	\$2,800,000	19/10/2024
3			

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.

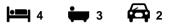
This Statement of Information was prepared on:

23/01/2025 09:24









Property Type: House **Land Size:** 312 sqm approx Agent Comments Indicative Selling Price \$2,600,000 - \$2,700,000 Median House Price December quarter 2024: \$1,845,000

Comparable Properties

68 Magdala Av STRATHMORE 3041 (REI) 4 3 2 Price: \$2,589,000 Method: Auction Sale Date: 19/10/2024 Property Type: House (Res)	Agent Comments
62 Cooper St ESSENDON 3040 (REI) 4 4 2 Price: \$2,800,000 Method: Sold Before Auction Date: 19/10/2024 Property Type: House (Res) Land Size: 540 sqm approx	Agent Comments

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.

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