



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**10 Lyttle Avenue,
ESSENDON 3040**

Indicative selling price

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

Range \$820,000 - \$900,000

Median sale price

Median **House** for **ESSENDON** for period **Oct 2018 - Jan 2019**

Sourced from **REIV**.

\$1,500,000

Comparable property sales

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 the most comparable to the property for sale.

24 Violet Street,
Essendon 3040

Price \$888,000 Sold 22
October 2018

12 Wadham Street,
Pascoe Vale South 3044

Price \$870,000 Sold 01
December 2018

6 Clarinda Road,
Essendon 3040

Price \$950,000 Sold 12
November 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Frank Dowling Real Estate

1047 Mt Alexander Road,
Essendon VIC 3040

Contact agents



Christian Lonzi

03 9379 4833
0403 344 279

christian@frankdowling.com.au



Anthony Elliott

03 9379 4833
0433 171 740

anthony@frankdowling.com.au

 **Frank Dowling**
REAL ESTATE