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

4/8 Lincoln Road, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$750,000		&		\$800,000			
Median sale price								
Median price	\$845,000	Pro	operty Type	Tow	/nhouse		Suburb	Essendon
Period - From	08/10/2023	to	07/10/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/22 Epsom Rd ASCOT VALE 3032	\$761,000	07/09/2024
2	6/8 Scotia St MOONEE PONDS 3039	\$750,000	15/08/2024
3	3/13 Cameron Rd ESSENDON 3040	\$778,000	22/06/2024

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:

08/10/2024 16:34









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median Townhouse Price 08/10/2023 - 07/10/2024: \$845,000

Comparable Properties



1/22 Epsom Rd ASCOT VALE 3032 (REI) Agent Comments



Price: \$761,000 Method: Auction Sale Date: 07/09/2024 Property Type: Townhouse (Res)

6/8 Scotia St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$750,000 Method: Private Sale Date: 15/08/2024 Property Type: Townhouse (Single)



3/13 Cameron Rd ESSENDON 3040 (REI/VG)



Agent Comments

Price: \$778,000 Method: Sold Before Auction Date: 22/06/2024 Property Type: Townhouse (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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