

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 consumer.vic.gov.au/underquoting

Range between \$750,000 & \$800,000

Median sale price

Median price \$845,000 Property Type Townhouse Suburb Essendon

Period - From 08/10/2023 to 07/10/2024 Source 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.

	Address 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



2 1 1

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

2 1 1

Price: \$761,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Townhouse (Res)



6/8 Scotia St MOONEE PONDS 3039 (REI)

Agent Comments

2 2 1

Price: \$750,000

Method: Private Sale

Date: 15/08/2024

Property Type: Townhouse (Single)



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

Agent Comments

2 1 1

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