

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2/133 Lincoln Road. Essendon, 3040

Indicative selling price

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

Single price -

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 or range between

\$610,000

 &

\$649,000

Median sale price

Median price

\$617,500

 *House

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 *Unit

X

 Suburb

Essendon

Period - From

01/01/2019

 to

31/03/2019

 Source

PriceFinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 3/47 Lincoln Road. Essendon, 3040	\$680,000	02/03/2019
2. 3/6 Tweedside Street. Essendon, 3040	\$641,000	21/03/2019
3. 1/12 Graves Street. Essendon, 3040	\$686,000	21/03/2019