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	34 Lincoln Road, Essendon Vic 3040

Indicative selling price

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

Range between $1,450,000 & $1,595,000

Median sale price

Median price $1,800,000 Property Type House Suburb Essendon

Period - From 01/07/2023 to 30/06/2024 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	21 Elder Pde ESSENDON 3040	$1,500,000	31/08/2024
2	15 Collins St ESSENDON 3040	$1,606,000	31/08/2024
3	90 Mcpherson St ESSENDON 3040	$1,560,000	27/07/2024

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: 12/09/2024 14:37

34 Lincoln Road, Essendon Vic 3040

Christian Lonzi
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4 1 2

Property Type: House

Agent Comments

4 bedroom Californian Bungalow with rear lane access

Indicative Selling Price
$1,450,000 - $1,595,000
Median House Price
Year ending June 2024: $1,800,000

Comparable Properties



21 Elder Pde ESSENDON 3040 (REI)

3 1 1

Price: $1,500,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments

same accommodation & slightly smaller land size



15 Collins St ESSENDON 3040 (REI)

4 2 2

Price: $1,606,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

Agent Comments

superior street - not on main road & extra bedroom, bathroom & car



90 Mcpherson St ESSENDON 3040 (REI)

3 2 1

Price: $1,560,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)

Agent Comments

extra bathroom better living accommodation and better location

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