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	4/18 LYON STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$370,000	&	$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Essendon
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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 6 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
1/142 HOFFMANS ROAD ESSENDON VIC 3040	380000	15-Jun-24
2/41 HODDLE STREET ESSENDON VIC 3040	375000	24-May-24

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 6 months.

This Statement of Information was prepared on: 22 July 2024

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1/142 HOFFMANS ROAD ESSENDON VIC 3040

2 1 -

Sold Price RS **380000** UN

Sold Date **15-Jun-24**

Distance **1.84km**



2/41 HODDLE STREET ESSENDON VIC 3040

2 1 1

Sold Price **375000**

Sold Date **24-May-24**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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