

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

6/30 Nicholson 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Essendon

Period-from

01 Nov 2019

to

31 Oct 2020

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

3/164 Napier Street Essendon VIC 3040	\$439,999	08-Jul-20
6/15 Woodvale Close Essendon VIC 3040	\$438,000	09-Nov-20
6/22-24 Donald Avenue Essendon VIC 3040	\$425,000	23-Jul-20

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: 18 November 2020



3/164 Napier Street Essendon VIC 3040

Sold Price

\$439,999

Sold Date

08-Jul-20

2

1

1

Distance

0.83km



6/15 Woodvale Close Essendon VIC 3040

Sold Price

^{RS} **\$438,000**

Sold Date

09-Nov-20

2

1

1

Distance

1.07km



6/22-24 Donald Avenue Essendon VIC 3040

Sold Price

\$425,000

Sold Date

23-Jul-20

2

1

1

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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