

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

25/56 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jan 2024

to

31 Dec 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

8/297 PASCOE VALE ROAD ESSENDON VIC 3040	\$335,000	17-Dec-24
7/32 RICHARDSON STREET ESSENDON VIC 3040	\$345,000	19-Nov-24
5/119 BUCKLEY STREET ESSENDON VIC 3040	\$347,000	13-Jan-25

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: 29 January 2025



**8/297 PASCOE VALE ROAD
ESSENDON VIC 3040**

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Sold Price ^{RS} **\$335,000** Sold Date **17-Dec-24**

Distance **0.72km**



**7/32 RICHARDSON STREET
ESSENDON VIC 3040**

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Sold Price ^{RS} **\$345,000** Sold Date **19-Nov-24**

Distance **0.75km**



**5/119 BUCKLEY STREET
ESSENDON VIC 3040**

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Sold Price ^{RS} **\$347,000** Sold Date **13-Jan-25**

Distance **0.76km**

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

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