

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Essendon

Period - From 01/07/2024 to 30/09/2024 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	3/101-103 Glass St ESSENDON 3040	\$490,000	14/09/2024
2	1/112-114 Mcpherson St ESSENDON 3040	\$502,000	15/06/2024
3	12/35 Grice Cr ESSENDON 3040	\$525,000	14/06/2024

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: 17/10/2024 19:35



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



3/101-103 Glass St ESSENDON 3040 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 14/09/2024

Property Type: Apartment



1/112-114 Mcpherson St ESSENDON 3040 (REI)

Agent Comments



Price: \$502,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit



12/35 Grice Cr ESSENDON 3040 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 14/06/2024

Property Type: Unit