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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$490,000		&		\$520,000			
Median sale p	rice							
Median price	\$505,000	Pro	operty Type	Unit			Suburb	Essendon
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress 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





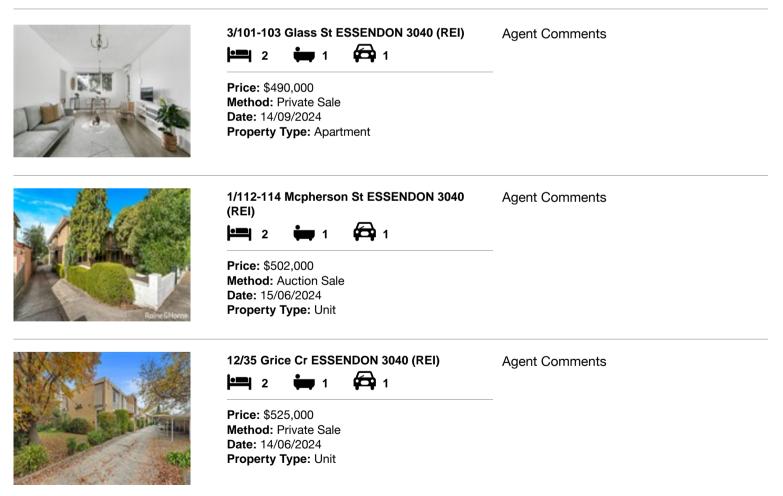




Rooms: 4 Property Type: Apartment Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$490,000 - \$520,000 Median Unit Price September quarter 2024: \$505,000

Comparable Properties



Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





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