



Statement of Information

Sections 47AF of the Estate Agents Act 1980

23/56 Nicholson Street, ESSENDON 3040

Unit



1 beds



1 baths

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$335,000

Median sale price

Median Unit for **ESSENDON** for period **Oct 2018 - Dec 2018**

Sourced from real-estate.com.au.

\$479,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

315/1044 Mt Alexander Road,
Essendon 3040

Price **\$343,000** Sold 22
November 2018

106/201 Buckley Street,
Essendon 3040

Price **\$356,000** Sold 20
November 2018

7/50 Richardson Street,
Essendon 3040

Price **\$305,000** Sold 27
October 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from real-estate.com.au.

Frank Dowling Real Estate

1047 Mt Alexander Road,
Essendon VIC 3040

Contact agents



Anthony Elliott

03 9379 4833

0433 171 740

anthony@frankdowling.com.au



Christian Lonzi

03 9379 4833

0403 344 279

christian@frankdowling.com.au

 **Frank Dowling**
Real Estate