## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	18 Nicholson Street, Essendon Vic 3040
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$1,400,000	&	\$1,500,000

### Median sale price

Median price	\$1,845,000	Pro	perty Type H	ouse		Suburb	Essendon
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Address of comparable property		Price	Date of sale
1	132 Dean St MOONEE PONDS 3039	\$1,485,000	23/12/2024
2	13 Raleigh St ESSENDON 3040	\$1,480,000	30/11/2024
3	19 Butler St ESSENDON 3040	\$1,445,000	05/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/01/2025 13:34













**Property Type:** 

Divorce/Estate/Family Transfers **Land Size:** 453 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price

December quarter 2024: \$1,845,000

# Comparable Properties



132 Dean St MOONEE PONDS 3039 (REI)

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Agent Comments

Price: \$1,485,000 Method: Private Sale Date: 23/12/2024 Property Type: House

Land Size: 467 sqm approx

13 Raleigh St ESSENDON 3040 (REI)

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7,1 OF. 22 **Agent Comments** 

**Price:** \$1,480,000 **Method:** Auction Sale **Date:** 30/11/2024

**Property Type:** House (Res) **Land Size:** 520 sqm approx



19 Butler St ESSENDON 3040 (REI/VG)

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**Price:** \$1,445,000 **Method:** Auction Sale **Date:** 05/10/2024

**Property Type:** House (Res) **Land Size:** 439 sqm approx

Agent Comments

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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