

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	19/56 Nicholson Street, Essendon, VIC 3040

Indicative selling price

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

Single Price	\$330,000
--------------	-----------

Median sale price

Median price	\$615,000	Property Type	Unit	Suburb	Essendon (3040)
Period - From	01/02/2024	to	31/01/2025	Source	Corelogic

Comparable property sales

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:	11/02/2025
--	------------