
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

22 NICHOLSON STREET, ESSENDON VIC 3040

Indicative selling price

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

Range Between

\$790,000

&

\$820,000

Median sale price

Median price

\$1,500,00

House

X

Suburb

ESSENDON

Period - From

01.01.19

to

31.03.19

Source

REIV propertydata.com.au/RPData/Core
Logic

Comparable property sales

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. 9 Ballater Street, Essendon	\$870,000	16.03.19
2. 18 Smith Street, Moonee Ponds	\$860,000	13.02.19
3. 30 Ngarveno Street, Moonee Ponds	\$885,000	26.11.18

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 16 April 2019.