

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

10/30 Nicholson Street Essendon VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 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

11/18 Fletcher Street Essendon VIC 3040	\$326,000	04-Apr-20
3/18 Fletcher Street Essendon VIC 3040	\$340,000	03-Apr-20
4/18 Fletcher Street Essendon VIC 3040	\$340,000	07-May-20

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 6 months.~~

This Statement of Information was prepared on: 21 May 2020

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Please do not attend our open etc if you have:

- 1. You are a person who has been convicted of a crime involving violence or sexual assault.
- 2. You are a person who has been convicted of a crime involving fraud or dishonesty.
- 3. You are a person who has been convicted of a crime involving the use of a weapon.
- 4. You are a person who has been convicted of a crime involving the use of a vehicle.
- 5. You are a person who has been convicted of a crime involving the use of a firearm.
- 6. You are a person who has been convicted of a crime involving the use of a dangerous weapon.
- 7. You are a person who has been convicted of a crime involving the use of a dangerous instrument.
- 8. You are a person who has been convicted of a crime involving the use of a dangerous substance.
- 9. You are a person who has been convicted of a crime involving the use of a dangerous animal.
- 10. You are a person who has been convicted of a crime involving the use of a dangerous object.

If you are a person who has been convicted of a crime involving violence or sexual assault, you must not attend our open etc. If you are a person who has been convicted of a crime involving fraud or dishonesty, you must not attend our open etc. If you are a person who has been convicted of a crime involving the use of a weapon, you must not attend our open etc. If you are a person who has been convicted of a crime involving the use of a vehicle, you must not attend our open etc. If you are a person who has been convicted of a crime involving the use of a firearm, you must not attend our open etc. If you are a person who has been convicted of a crime involving the use of a dangerous weapon, you must not attend our open etc. If you are a person who has been convicted of a crime involving the use of a dangerous instrument, you must not attend our open etc. If you are a person who has been convicted of a crime involving the use of a dangerous substance, you must not attend our open etc. If you are a person who has been convicted of a crime involving the use of a dangerous animal, you must not attend our open etc. If you are a person who has been convicted of a crime involving the use of a dangerous object, you must not attend our open etc.

Thank you.

Gary Hart

11/18 Fletcher Street Essendon VIC 3040

Sold Price

RS

\$326,000

Sold Date 04-Apr-20

1

1

1

Distance

0.3km



3/18 Fletcher Street Essendon VIC 3040

Sold Price

\$340,000

Sold Date 03-Apr-20

2

1

1

Distance

0.3km



4/18 Fletcher Street Essendon VIC 3040

Sold Price

RS

\$340,000

Sold Date 07-May-20

1

1

1

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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