

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

31 Nimmo 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

\$1,450,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Essendon

Period-from

01 Jan 2021

to

31 Dec 2021

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

95 Napier Street Essendon VIC 3040	\$1,530,000	23-Nov-21
33 Waverley Street Essendon VIC 3040	\$1,535,000	30-Oct-21
2 Hoffmans Road Essendon VIC 3040	\$1,475,000	16-Oct-21

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: 31 January 2022

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**95 Napier Street Essendon VIC 3040** -  - Sold Price ^{RS} **\$1,530,000** Sold Date **23-Nov-21**Distance **1.94km****33 Waverley Street Essendon VIC 3040** 3  1  3Sold Price **\$1,535,000** Sold Date **30-Oct-21**Distance **1.33km****2 Hoffmans Road Essendon VIC 3040** 4  2  2Sold Price **\$1,475,000** Sold Date **16-Oct-21**Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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