

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

4/10 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2022

to

31 Oct 2023

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

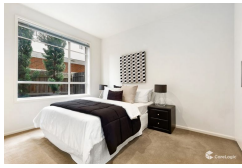
Date of sale

5/257 BUCKLEY STREET ABERFELDIE VIC 3040	\$585,000	13-May-23
3/144 HOFFMANS ROAD ESSENDON VIC 3040	\$600,000	20-May-23
8/9 ROYAL AVENUE ESSENDON NORTH VIC 3041	\$575,000	01-Aug-23

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: 10 November 2023



**5/257 BUCKLEY STREET
ABERFELDIE VIC 3040**

 2  1  1

Sold Price

\$585,000

Sold Date **13-May-23**

Distance

0.71km



**3/144 HOFFMANS ROAD
ESSENDON VIC 3040**

 2  1  1

Sold Price

^{RS} **\$600,000**

Sold Date **20-May-23**

Distance

1.65km



**8/9 ROYAL AVENUE ESSENDON
NORTH VIC 3041**

 2  1  1

Sold Price

^{RS} **\$575,000**

Sold Date **01-Aug-23**

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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