

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

1/53 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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,500

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2019

to

29 Feb 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

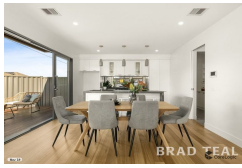
Date of sale

117 Spencer Street Essendon VIC 3040	\$1,111,000	10-Dec-19
1/17 Roberts Street Essendon VIC 3040	\$1,135,000	13-Feb-20
5 Government Road Essendon VIC 3040	\$1,000,000	08-Nov-19

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: 11 March 2020



117 Spencer Street Essendon VIC 3040

 3  2  2

Sold Price

\$1,111,000^{UN}

Sold Date

10-Dec-19

Distance

0.5km



1/17 Roberts Street Essendon VIC 3040

 4  3  2

Sold Price

\$1,135,000

Sold Date

13-Feb-20

Distance

0.53km



5 Government Road Essendon VIC 3040

 4  3  1

Sold Price

\$1,000,000

Sold Date

08-Nov-19

Distance

2.77km

RS = Recent sale

UN = Undisclosed Sale

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