# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 39 Nimmo Street, Essendon Vic 3040

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$2,250,000		&		\$2,400,000				
Median sale price									
Median price	\$1,902,500	Property Type Hou		Hou	ISE		Suburb	Essendon	
Period - From	01/04/2024	to	30/06/2024		So	urce	REIV		

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	11 Graves St ESSENDON 3040	\$2,330,000	19/06/2024
2	68 Hedderwick St ESSENDON 3040	\$2,430,000	18/05/2024
3	37 Nimmo St ESSENDON 3040	\$2,355,000	18/05/2024

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 six months.

This Statement of Information was prepared on:

12/08/2024 13:48









Property Type: House (Res) Land Size: 858 sqm approx Agent Comments Indicative Selling Price \$2,250,000 - \$2,400,000 Median House Price June quarter 2024: \$1,902,500

Home in original condition offerings 3 bedrooms, 1 bathroom, formal lounge and formal dining area plus a sunroom. Has a single garage plus driveway parking for 2 cars.

# **Comparable Properties**

11 Graves St ESSENDON 3040 (REI) 3 2 3 3 Price: \$2,330,000 Method: Private Sale Date: 19/06/2024 Property Type: House Land Size: 858 sqm approx	Agent Comments
68 Hedderwick St ESSENDON 3040 (REI) 3 1 1 1 Price: \$2,430,000 Method: Auction Sale Date: 18/05/2024 Property Type: House (Res) Land Size: 835 sqm approx	Agent Comments
37 Nimmo St ESSENDON 3040 (REI)31391191191191191191191191191191191191191191 <td< td=""><td>Agent Comments</td></td<>	Agent Comments

#### Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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