

# 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

39 Nimmo Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,250,000

&

\$2,400,000

### Median sale price

Median price

\$1,902,500

Property Type

House

Suburb

Essendon

Period - From

01/04/2024

to

30/06/2024

Source

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.

	Address 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



 3  
  1  
  2

**Property Type:** House (Res)

**Land Size:** 858 sqm approx

**Agent Comments**

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.

**Indicative Selling Price**

\$2,250,000 - \$2,400,000

**Median House Price**

June quarter 2024: \$1,902,500

## Comparable Properties



**11 Graves St ESSENDON 3040 (REI)**

**Agent Comments**

 3  
  2  
  3

**Price:** \$2,330,000

**Method:** Private Sale

**Date:** 19/06/2024

**Property Type:** House

**Land Size:** 858 sqm approx



**68 Hedderwick St ESSENDON 3040 (REI)**

**Agent Comments**

 3  
  1  
  1

**Price:** \$2,430,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 835 sqm approx



**37 Nimmo St ESSENDON 3040 (REI)**

**Agent Comments**

 3  
  1  
  3

**Price:** \$2,355,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 858 sqm approx

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