

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

7 Nimmo Street, Essendon, Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,880,000

Median sale price

Median price

\$1,745,500

Property type

House

Suburb

Essendon

Period - From

01/04/2023

to

30/06/2023

Source



PropTrack

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
62 Mary Street, Essendon, VIC 3040	\$1,741,000	13/04/2023
98A Deakin Street, Essendon, VIC 3040	\$1,899,000	19/05/2023
2A Graves Street, Essendon, VIC 3040	\$1,800,000	22/06/2023

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: 22/07/2023