



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Nimmo Street, ESSENDON 3040

House



2 beds



1 baths



1 parking

## Indicative selling price

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

**Range \$760,000 - \$810,000**

## Median sale price

Median **House** for **ESSENDON** for period **Jan 2019 - Apr 2019**

Sourced from **REIV**.

**\$1,340,000**

## Comparable property sales

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 the most comparable to the property for sale.

**42 Emerald Street,**  
Essendon West 3040

**Price \$740,000** Sold 26  
April 2019

**9 Ballater Street,**  
Essendon 3040

**Price \$870,000** Sold 16  
March 2019

**11B Woodvale Grove ,**  
Essendon 3040

**Price \$861,000** Sold 30  
March 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

## Frank Dowling Real Estate

1047 Mt Alexander Road,  
Essendon VIC 3040

## Contact agents



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 **Frank Dowling**  
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