

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 83A Nimmo Street, Essendon VIC 3040

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,500,000 House ☒ Suburb Essendon
Period - From 01.10.18 to 31.12.18 Source REIV propertydata.com.au/RPData/CoreLogic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 133a Cooper Street, Essendon	\$1,537,000	29/11/2018
2. 85 Bradshaw Street, Essendon	\$1,450,000	03/11/2018
3. 103 McPherson Street, Essendon	\$1,400,000	07/09/2018

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 24 February 2019.