

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

1/74 NIMMO STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

1/96 COOPER STREET ESSENDON VIC 3040	\$1,261,000	25-Mar-22
4 MARY STREET ESSENDON VIC 3040	\$1,303,000	30-Apr-22
74 MARKET STREET ESSENDON VIC 3040	\$1,300,000	03-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 19 May 2023

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**1/96 COOPER STREET ESSENDON
VIC 3040** 3  2  3

Sold Price

\$1,261,000

Sold Date

25-Mar-22

Distance

0.4km**4 MARY STREET ESSENDON VIC
3040** 3  2  2

Sold Price

\$1,303,000

Sold Date

30-Apr-22

Distance

0.06km**74 MARKET STREET ESSENDON
VIC 3040** 4  2  2

Sold Price

\$1,300,000

Sold Date

03-Dec-22

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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