

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

4/17 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/55 OGILVIE STREET ESSENDON VIC 3040	\$545,000	13-Nov-24
5/67 HOFFMANS ROAD NIDDRIE VIC 3042	\$517,000	01-Aug-24
7/4 GILLIES STREET ESSENDON NORTH VIC 3041	\$535,000	16-Aug-24

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: 22 November 2024

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**1/55 OGILVIE STREET ESSENDON
VIC 3040**

2 1 1

Sold Price

RS

\$545,000

Sold Date

13-Nov-24

Distance

0.45km**5/67 HOFFMANS ROAD NIDDRIE
VIC 3042**

2 1 1

Sold Price

\$517,000

Sold Date

01-Aug-24

Distance

0.81km**7/4 GILLIES STREET ESSENDON
NORTH VIC 3041**

2 1 1

Sold Price

RS

\$535,000

Sold Date

16-Aug-24

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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