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	4/72 Nimmo Street, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000 &	\$ 780,000
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Median sale price

Median price	\$1,485,000	Hou	ise X	Unit		Suburb	Essendon
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

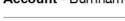
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale	
1	1/7 Ramsay St ABERFELDIE 3040	\$960,000	12/02/2019	
2	1 Nimmo St ESSENDON 3040	\$855,000	01/06/2019	
3	36a Hampton Rd ESSENDON WEST 3040	\$715,000	12/05/2019	

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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

Indicative Selling Price \$730,000 - \$800,000 Median House Price Year ending March 2019: \$1,485,000

Comparable Properties



1/7 Ramsay St ABERFELDIE 3040 (REI/VG)

3

- 2

6 2

Price: \$960,000 Method: Private Sale Date: 12/02/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



1 Nimmo St ESSENDON 3040 (REI)

2





Price: \$855,000 Method: Auction Sale Date: 01/06/2019

Rooms: -

Property Type: House (Res) Land Size: 398 sqm approx









Price: \$715,000 Method: Private Sale Date: 12/05/2019

Rooms: -

Property Type: Townhouse (Single)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044





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