

## 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

4/72 Nimmo Street, Essendon Vic 3040

#### Indicative selling price

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

Range between

\$750,000

&

\$780,000

#### Median sale price

Median price

\$1,485,000

House

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.

	Address 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.

4/72 Nimmo Street, Essendon Vic 3040



**Rooms:**  
**Property Type:**  
**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)**

**Agent Comments**



**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 12/02/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**1 Nimmo St ESSENDON 3040 (REI)**

**Agent Comments**



**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 01/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 398 sqm approx



**36a Hampton Rd ESSENDON WEST 3040 (REI)** **Agent Comments**



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 12/05/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)