Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/41 Nimmo Street, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$470,000		&		\$510,000			
Median sale p	rice							
Median price	\$535,000	Pro	operty Type	Unit			Suburb	Essendon
Period - From	18/09/2022	to	17/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/13 Winifred St ESSENDON 3040	\$499,000	04/07/2023
2	4/225 Buckley St ESSENDON 3040	\$475,000	07/07/2023
3	105/222 Buckley St ESSENDON 3040	\$470,000	11/08/2023

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.

This Statement of Information was prepared on:

18/09/2023 14:44









Property Type: Apartment Agent Comments

Indicative Selling Price \$470,000 - \$510,000 **Median Unit Price** 18/09/2022 - 17/09/2023: \$535,000

Comparable Properties



2/13 Winifred St ESSENDON 3040 (REI/VG)

4/225 Buckley St ESSENDON 3040 (REI/VG)

D 1



Price: \$499.000 Method: Private Sale Date: 04/07/2023 Rooms: 3 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$475,000 Method: Private Sale Date: 07/07/2023 Property Type: Apartment

2



105/222 Buckley St ESSENDON 3040 (REI)



63 1

Agent Comments

Price: \$470,000 Method: Sold Before Auction Date: 11/08/2023 Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





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