

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

8/41 Nimmo Street, Essendon Vic 3040

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb Essendon

Period - From 18/09/2022

to

17/09/2023

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	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



2 1 1

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)

Agent Comments

2 1 1

Price: \$499,000

Method: Private Sale

Date: 04/07/2023

Rooms: 3

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$475,000

Method: Private Sale

Date: 07/07/2023

Property Type: Apartment



105/222 Buckley St ESSENDON 3040 (REI)

Agent Comments

2 2 1

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