

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

2/72 Nimmo Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,704,000

Property Type House

Suburb Essendon

Period - From 17/09/2020

to

16/09/2021

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	1/53 Nimmo St ESSENDON 3040	\$1,655,000	27/03/2021
2	2/45 Hoffmans Rd ESSENDON WEST 3040	\$1,320,000	26/07/2021
3	10 Mary St ESSENDON 3040	\$1,200,000	24/07/2021

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:

17/09/2021 17:58

2/72 Nimmo Street, Essendon Vic 3040



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price

17/09/2020 - 16/09/2021: \$1,704,000

Comparable Properties

1/53 Nimmo St ESSENDON 3040 (REI/VG)

Agent Comments



Same street however 5 bedrooms on offer

Price: \$1,655,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Townhouse (Res)
Land Size: 346 sqm approx



2/45 Hoffmans Rd ESSENDON WEST 3040 (REI)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 26/07/2021
Property Type: Townhouse (Single)



10 Mary St ESSENDON 3040 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 24/07/2021
Property Type: Townhouse (Single)

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.