

## 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

1/17 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) (\*Delete single price or range as applicable)

Single Price

\$565,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

4/17 NIMMO STREET ESSENDON VIC 3040	\$545,000	19-Dec-24
3/25 HAMPTON ROAD ESSENDON WEST VIC 3040	\$535,000	12-Jan-25
3/39 KING STREET ESSENDON VIC 3040	\$565,000	19-Nov-24

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 6 months.

This Statement of Information was prepared on: 17 February 2025



**4/17 NIMMO STREET ESSENDON  
VIC 3040**

2 1 1

Sold Price

<sup>RS</sup> **\$545,000**

Sold Date **19-Dec-24**

Distance **0km**



**3/25 HAMPTON ROAD ESSENDON  
WEST VIC 3040**

2 1 -

Sold Price

<sup>RS</sup> **\$535,000**

Sold Date **12-Jan-25**

Distance **0.75km**



**3/39 KING STREET ESSENDON VIC  
3040**

2 1 -

Sold Price

<sup>RS</sup> **\$565,000**

Sold Date **19-Nov-24**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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