

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

59 NIMMO STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,200,000

&

\$2,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,800,000

Property type

House

Suburb

Essendon

Period-from

01 Sep 2023

to

31 Aug 2024

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

37 NIMMO STREET ESSENDON VIC 3040

\$2,355,000

18-May-24

172 OGILVIE STREET ESSENDON VIC 3040

\$2,300,000

10-Apr-24

60 MARKET STREET ESSENDON VIC 3040

\$2,295,000

16-Aug-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: 20 September 2024



37 NIMMO STREET ESSENDON VIC 3040

Sold Price

^{RS} **\$2,355,000**

Sold Date

18-May-24



3



1



2

Distance

0.29km



172 OGILVIE STREET ESSENDON VIC 3040

Sold Price

\$2,300,000

Sold Date

10-Apr-24



4



2



4

Distance

0.94km



60 MARKET STREET ESSENDON VIC 3040

Sold Price

^{RS} **\$2,295,000** ^{UN}

Sold Date

16-Aug-24



3



2



2

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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