

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

13 Nimmo Street, Essendon Vic 3040

Indicative selling price

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

Range between \$3,350,000 & \$3,685,000

Median sale price

Median price \$1,830,000 Property Type House Suburb Essendon

Period - From 01/01/2023 to 31/12/2023 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	94 Vida St ABERFELDIE 3040	\$3,550,000	23/03/2024
2	7 Cudmore St ESSENDON 3040	\$3,390,000	20/03/2024
3			

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: 28/03/2024 11:48



 5  5  3

Rooms: 8
Property Type: House (Res)
Land Size: 689 sqm approx
Agent Comments

Indicative Selling Price
\$3,350,000 - \$3,685,000
Median House Price
Year ending December 2023: \$1,830,000

Comparable Properties



94 Vida St ABERFELDIE 3040 (REI)

Agent Comments

 4  2  2

Price: \$3,550,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 766 sqm approx



7 Cudmore St ESSENDON 3040 (REI)

Agent Comments

 4  4  5

Price: \$3,390,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 876 sqm approx

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.

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655