## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,350,000		&		\$3,685,000			
Median sale p	rice							
Median price	\$1,830,000	Pro	Property Type Ho		ise		Suburb	Essendon
Period - From	01/01/2023	to	31/12/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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









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**



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



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