

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

38 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,788,750

Property type

House

Suburb

Essendon

Period-from

01 Feb 2023

to

31 Jan 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

23 OGILVIE STREET ESSENDON VIC 3040	\$1,150,000	25-Nov-23
61 OGILVIE STREET ESSENDON VIC 3040	\$1,295,000	30-Aug-23
42 KING STREET ESSENDON VIC 3040	\$1,400,000	01-Oct-23

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: 28 February 2024

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23 OGILVIE STREET ESSENDON VIC 3040

Sold Price

^{RS} **\$1,150,000**

Sold Date **25-Nov-23**

 3  1  2

Distance **0.36km**



61 OGILVIE STREET ESSENDON VIC 3040

Sold Price

\$1,295,000

Sold Date **30-Aug-23**

 3  1  2

Distance **0.42km**



42 KING STREET ESSENDON VIC 3040

Sold Price

\$1,400,000

Sold Date **01-Oct-23**

 3  1  1

Distance **1.03km**



12 CUTHBERT STREET NIDDRIE VIC 3042

Sold Price

^{RS} **\$1,215,000**

Sold Date **20-Dec-23**

 3  1  1

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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