

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

4/10 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2022

to

31 Jul 2023

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

4/67 HOFFMANS ROAD NIDDRIE VIC 3042	\$625,000	15-Jun-23
3/14 BRAEMAR STREET ESSENDON VIC 3040	\$607,000	23-Feb-23
3/144 HOFFMANS ROAD ESSENDON VIC 3040	\$600,000	20-May-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: 17 August 2023



**4/67 HOFFMANS ROAD NIDDRIE
 VIC 3042**

 2  1  1

Sold Price ^{RS} **\$625,000** ^{UN} Sold Date **15-Jun-23**

Distance **0.91km**



**3/14 BRAEMAR STREET
 ESSENDON VIC 3040**

 2  1  1

Sold Price **\$607,000** Sold Date **23-Feb-23**

Distance **1.15km**



**3/144 HOFFMANS ROAD
 ESSENDON VIC 3040**

 2  1  1

Sold Price ^{RS} **\$600,000** Sold Date **20-May-23**

Distance **1.64km**

RS = Recent sale UN = Undisclosed Sale

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