Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 47 Nimmo Street, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,752,500	Pro	operty Type	Hou	se		Suburb	Essendon
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	95 Clifton St ABERFELDIE 3040	\$1,650,000	24/05/2025
2	22 Greville St ESSENDON NORTH 3041	\$1,699,000	25/04/2025
3	15 Mary St ESSENDON 3040	\$1,700,000	05/03/2025

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:

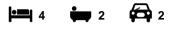
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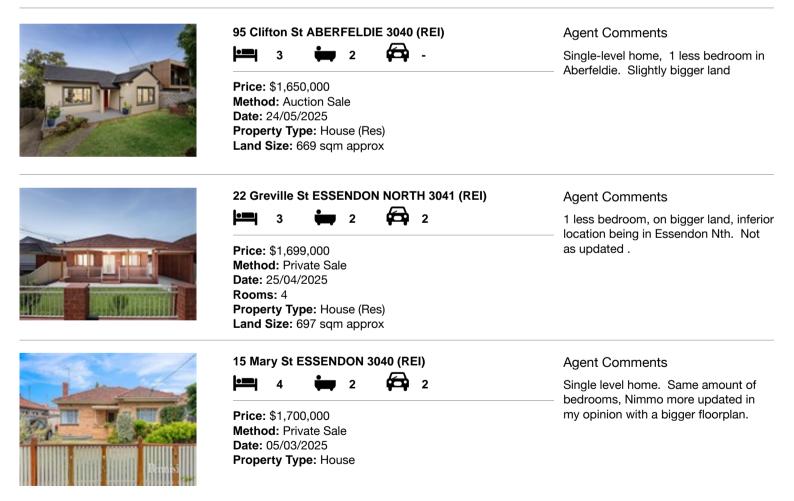
Rooms: 7 Property Type: House (Res) Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price Year ending March 2025: \$1,752,500

Really neat home with 4 bedrooms and 3 separate living areas on 572sqm. Single car garage at the rear.

Comparable Properties



Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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