

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 8/41 Nimmo Street, Essendon Vic 3040

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$535,000 Property Type Unit Suburb Essendon

Period - From 21/08/2022 to 20/08/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

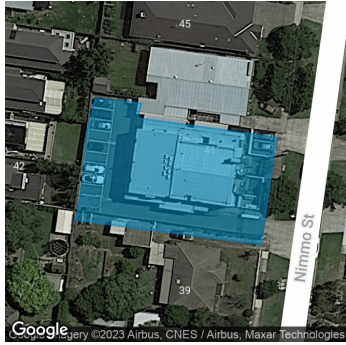
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	201/222 Buckley St ESSENDON 3040	\$480,000	25/04/2023
2	4/225 Buckley St ESSENDON 3040	\$475,000	07/07/2023
3	107/305 Buckley St ABERFELDIE 3040	\$470,000	23/06/2023

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: 21/08/2023 09:53



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000

Median Unit Price
21/08/2022 - 20/08/2023: \$535,000

Comparable Properties



201/222 Buckley St ESSENDON 3040 (REI/VG) Agent Comments



Price: \$480,000
Method: Private Sale
Date: 25/04/2023
Property Type: Apartment



4/225 Buckley St ESSENDON 3040 (REI) Agent Comments



Price: \$475,000
Method: Private Sale
Date: 07/07/2023
Property Type: Apartment



107/305 Buckley St ABERFELDIE 3040 (REI/VG) Agent Comments



Price: \$470,000
Method: Private Sale
Date: 23/06/2023
Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788