

## 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

141 Napier Street, Essendon Vic 3040

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,150,000

#### Median sale price

Median price \$485,000

House

Unit

X

Suburb

Essendon

Period - From 01/07/2018

to 30/09/2018

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	23b King St ESSENDON 3040	\$1,200,000	31/08/2018
2	1b Vida St ABERFELDIE 3040	\$1,140,000	19/05/2018
3	17 Heritage St MOONEE PONDS 3039	\$1,120,000	26/05/2018

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.



3   3   2

**Rooms:**  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000  
**Median Unit Price**  
September quarter 2018: \$485,000

## Comparable Properties



**23b King St ESSENDON 3040 (REI)**

**Agent Comments**

3   3   2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 31/08/2018  
**Rooms:** 6  
**Property Type:** Townhouse (Single)



**1b Vida St ABERFELDIE 3040 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**17 Heritage St MOONEE PONDS 3039 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)