

## 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

11/139 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)

Range between \$425,000 & \$465,000

#### Median sale price

Median price \$493,000 Unit X Suburb Essendon

Period - From 01/04/2016 to 31/03/2017 Source REIV

#### Comparable property sales

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
2/6 Edward St ESSENDON 3040	\$465,000	03/11/2016
2/4 Balmoral St ESSENDON 3040	\$445,000	10/12/2016
4/164 Napier St ESSENDON 3040	\$430,000	18/03/2017