

## 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	8/160 Napier Street, Essendon Vic 3040
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#### Indicative selling price

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

Range between	\$380,000	&	\$410,000
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#### Median sale price

Median price	\$540,000	House		Unit	X	Suburb	Essendon
Period - From	01/10/2017	to	31/12/2017	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	9/17 Bulla Rd ESSENDON NORTH 3041	\$422,000	14/11/2017
2	4/44 Kerferd St ESSENDON NORTH 3041	\$400,000	29/01/2018
3	9/15 Royal Av ESSENDON NORTH 3041	\$365,000	08/12/2017

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.



**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Agent Comments**

**Indicative Selling Price**  
\$380,000 - \$410,000  
**Median Unit Price**  
December quarter 2017: \$540,000

## Comparable Properties



9/17 Bulla Rd ESSENDON NORTH 3041 (REI) [Agent Comments](#)



**Price:** \$422,000  
**Method:** Sold Before Auction  
**Date:** 14/11/2017  
**Rooms:** -  
**Property Type:** Unit



4/4 Kerferd St ESSENDON NORTH 3041 (REI) [Agent Comments](#)



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 29/01/2018  
**Rooms:** 3  
**Property Type:** Apartment



9/15 Royal Av ESSENDON NORTH 3041 (REI) [Agent Comments](#)



**Price:** \$365,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2017  
**Rooms:** 3  
**Property Type:** Apartment