

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

59 Napier Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Essendon

Period - From 01/01/2020 to 31/12/2020 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	35 Miller St ESSENDON 3040	\$1,405,000	19/03/2021
2	14 Lyttle Av ESSENDON 3040	\$1,320,000	27/03/2021
3	100 Napier St ESSENDON 3040	\$1,237,500	20/03/2021

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: 12/04/2021 10:11

59 Napier Street, Essendon Vic 3040



 3  2  2

Property Type: House (Res)
Land Size: 191 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending December 2020: \$1,600,000

Comparable Properties



35 Miller St ESSENDON 3040 (REI)

Agent Comments

 3  2  2

Price: \$1,405,000
Method: Sold Before Auction
Date: 19/03/2021
Property Type: House (Res)



14 Lyttle Av ESSENDON 3040 (REI)

Agent Comments

 3  2  2

Price: \$1,320,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)



100 Napier St ESSENDON 3040 (REI)

Agent Comments

 3  2  -

Price: \$1,237,500
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)

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