

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 9/42-50 Napier Crescent, Essendon, VIC 3040

Indicative selling price

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

Price Range

\$490,000

&

\$535,000

Median sale price

Median price

\$590,000

Property Type

Apartment

Suburb

Essendon (3040)

Period - From

09/07/2020

to

08/07/2021

Source

PDOL

Comparable property sales

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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
15/18 RALEIGH STREET, ESSENDON VIC 3040	\$510,000	29/06/2021
11/13 WINIFRED STREET, ESSENDON VIC 3040	\$508,000	15/06/2021
5/19 BALLATER STREET, ESSENDON VIC 3040	\$530,000	19/05/2021

This Statement of Information was prepared on: 08/07/2021