

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

4/207 Napier Street, Essendon Vic 3040

Indicative selling price

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

Range between \$620,000 & \$640,000

Median sale price

Median price \$632,000 Property Type Unit Suburb Essendon

Period - From 01/10/2020 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 | 4/58 Richardson St ESSENDON 3040 | \$660,000 | 20/02/2021 |
| 2 | 4/20 Lawson St ESSENDON 3040 | \$648,000 | 05/12/2020 |
| 3 | 3/62 Napier Cr ESSENDON 3040 | \$610,000 | 30/11/2020 |

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:

08/04/2021 11:30

4/207 Napier Street, Essendon Vic 3040



Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$640,000
Median Unit Price
December quarter 2020: \$632,000

Comparable Properties



4/58 Richardson St ESSENDON 3040 (REI)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Villa



4/20 Lawson St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$648,000
Method: Auction Sale
Date: 05/12/2020
Property Type: Unit
Land Size: 157 sqm approx



3/62 Napier Cr ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 30/11/2020
Property Type: Apartment

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655