



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**42 Napier Street,
ESSENDON 3040**

House

2 beds

1 baths

1 parking

Indicative selling price

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

Range \$950,000 - \$1,045,000

Median sale price

Median **House** for **ESSENDON** for period **Oct 2018 - Dec 2018**

Sourced from **REIV**.

\$1,500,000

Comparable property sales

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 the most comparable to the property for sale.

**9 Marco Polo St,
ESSENDON 3040**

Price \$1,010,000 Sold 01
December 2018

**72 Dean St,
MOONEE PONDS 3039**

Price \$972,000 Sold 01
December 2018

**10 Napier Cr,
ESSENDON 3040**

Price \$950,500 Sold 15
October 2018

Additional Information

Council Rates: \$2,280 per annum approx. / Water Rates: \$840 per annum approx.

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

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Contact agents



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