

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

89 NAPIER CRESCENT, ESSENDON VIC 3040

Indicative selling price

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

Range Between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,700,000

House

X

Suburb

ESSENDON

Period - From

01.07.18

to

30.09.18

Source

REIV propertydata.com.au/RPData/CoreLogic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 28 Schofield Street, Essendon	\$1,825,000	11.08.18
2. 16 Napier Crescent, Essendon	\$1,480,000	27.10.18
3. 12 Fitzgerald Road, Essendon	\$1, 750,000	27.10.18