

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/207 NAPIER STREET, ESSENDON, VIC**

2 1 -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$550,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

## MEDIAN SALE PRICE



**ESSENDON, VIC, 3040**

Suburb Median Sale Price (Unit)

**\$480,000**

01 July 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1/99 MCPHERSON ST, ESSENDON, VIC 3040**

2 1 1

### Sale Price

**\*\$594,500**

Sale Date: 21/12/2017

Distance from Property: 1.5km



**4/9 BALMORAL ST, ESSENDON, VIC 3040**

2 1 1

### Sale Price

**\*\$625,000**

Sale Date: 09/12/2017

Distance from Property: 1.3km



**3/23 GRICE CRES, ESSENDON, VIC 3040**

2 1 1

### Sale Price

**\$562,000**

Sale Date: 23/09/2017

Distance from Property: 614m



This report has been compiled on 27/02/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

2/207 NAPIER STREET, ESSENDON, VIC 3040

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$550,000

Median sale price

Median price

\$480,000

House

Unit

X

Suburb

ESSENDON

Period

01 July 2017 to 31 December 2017

Source



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
1/99 MCPHERSON ST, ESSENDON, VIC 3040	*\$594,500	21/12/2017
4/9 BALMORAL ST, ESSENDON, VIC 3040	*\$625,000	09/12/2017
3/23 GRICE CRES, ESSENDON, VIC 3040	\$562,000	23/09/2017