

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/207 NAPIER STREET, ESSENDON, VIC 📛 2 🕒 1







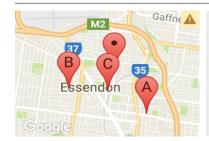
Indicative Selling Price

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

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







Sale Price

*\$594,500

Sale Date: 21/12/2017

Distance from Property: 1.5km





4/9 BALMORAL ST, ESSENDON, VIC 3040







Sale Price

*\$625,000

Sale Date: 09/12/2017

Distance from Property: 1.3km





3/23 GRICE CRES, ESSENDON, VIC 3040







Sale Price

\$562,000

Sale Date: 23/09/2017

Distance from Property: 614m



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
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Indicative selling price

For the meaning of this price see 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	p	pricefinder	

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