

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/209 NAPIER STREET, ESSENDON, VIC

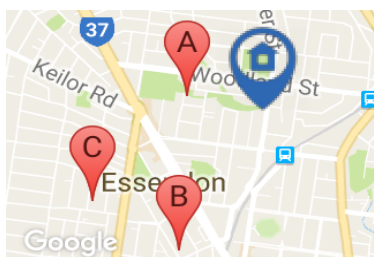
2 1 1

Indicative Selling Price

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

\$448,890

SUBURB MEDIAN



ESSENDON, VIC, 3040

Suburb Median Sale Price (Unit)

\$468,500

01 October 2016 to 31 March 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.



5/28 WARNER ST, ESSENDON, VIC 3040

2 1 1

Sale Price

\$408,000

Sale Date: 20/01/2017

Distance from Property: 507m



6/6 EDWARD ST, ESSENDON, VIC 3040

2 1 1

Sale Price

***\$465,000**

Sale Date: 21/04/2017

Distance from Property: 1.2km



2/4 BALMORAL ST, ESSENDON, VIC 3040

2 1 1

Sale Price

\$445,000

Sale Date: 10/12/2016

Distance from Property: 1.3km



This report has been compiled on 17/05/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - 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

1/209 NAPIER STREET, ESSENDON, VIC 3040

Indicative selling price

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

Single Price / Range

\$448,890

Median sale price

Median price

\$468,500

House

Unit

X

Suburb

ESSENDON

Period

01 October 2016 to 31 March 2017

Source

 pricfinder

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
5/28 WARNER ST, ESSENDON, VIC 3040	\$408,000	20/01/2017
6/6 EDWARD ST, ESSENDON, VIC 3040	*\$465,000	21/04/2017
2/4 BALMORAL ST, ESSENDON, VIC 3040	\$445,000	10/12/2016