

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/42-50 NAPIER CRESCENT ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,521

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

116/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$536,000	31-Jan-24
19/297 PASCOE VALE ROAD ESSENDON VIC 3040	\$550,000	19-Dec-23
11/82 RALEIGH STREET ESSENDON VIC 3040	\$530,000	18-Nov-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 04 March 2024



**116/1050 MT ALEXANDER ROAD
 ESSENDON VIC 3040**

 2  2  1

Sold Price ^{RS} **\$536,000** ^{UN} Sold Date **31-Jan-24**

Distance **0.72km**



**19/297 PASCOE VALE ROAD
 ESSENDON VIC 3040**

 3  2  2

Sold Price ^{RS} **\$550,000** Sold Date **19-Dec-23**

Distance **0.38km**



**11/82 RALEIGH STREET ESSENDON
 VIC 3040**

 2  1  -

Sold Price **\$530,000** Sold Date **18-Nov-23**

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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