

## 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

14/160 NAPIER STREET ESSENDON VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,500

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2023

to

31 May 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

13/12 SCHOFIELD STREET ESSENDON VIC 3040	\$330,000	12-Apr-24
3/15 SHAFTESBURY STREET ESSENDON VIC 3040	\$348,000	14-May-24
18/50 RICHARDSON STREET ESSENDON VIC 3040	\$350,000	28-Mar-24

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: 26 June 2024



**13/12 SCHOFIELD STREET  
ESSENDON VIC 3040**

 1  1  1

Sold Price

**\$330,000**

Sold Date

**12-Apr-24**

Distance

**0.47km**



**3/15 SHAFTESBURY STREET  
ESSENDON VIC 3040**

 1  1  -

Sold Price

**\$348,000**

Sold Date

**14-May-24**

Distance

**0.56km**



**18/50 RICHARDSON STREET  
ESSENDON VIC 3040**

 1  1  -

Sold Price

**\$350,000**

Sold Date

**28-Mar-24**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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