

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

2/42-50 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

\$450,000

&

\$470,000

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

10/146 COOPER STREET ESSENDON VIC 3040	\$482,625	10-Apr-24
606/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$435,000	27-Mar-24
11/7 WILLOW STREET ESSENDON VIC 3040	\$490,000	21-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: 27 June 2024



**10/146 COOPER STREET
 ESSENDON VIC 3040**

 1  1  1

Sold Price ^{RS} **\$482,625** Sold Date **10-Apr-24**

Distance **2.05km**



**606/15 EVERAGE STREET
 MOONEE PONDS VIC 3039**

 1  1  -

Sold Price **\$435,000** Sold Date **27-Mar-24**

Distance **1.99km**



**11/7 WILLOW STREET ESSENDON
 VIC 3040**

 1  1  2

Sold Price **\$490,000** Sold Date **21-Mar-24**

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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