

# 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

200 Napier Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,840,000 Property Type House Suburb Essendon

Period - From 01/07/2022 to 30/06/2023 Source REIV

### 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 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	232 Napier St STRATHMORE 3041	\$1,906,000	08/07/2023
2	27 Collins St ESSENDON 3040	\$1,870,000	30/08/2023
3	267 Napier St STRATHMORE 3041	\$1,860,000	02/09/2023

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 six months.~~

This Statement of Information was prepared on:

12/09/2023 16:09



**Rooms:** 8

**Property Type:** House

**Agent Comments**

Updated double storey family home offering 5 bed, 1 bath & 2 car.

## Comparable Properties



**232 Napier St STRATHMORE 3041 (REI/VG)**



**Agent Comments**

Smaller block with a pool.

**Price:** \$1,906,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** House (Res)

**Land Size:** 627 sqm approx



**27 Collins St ESSENDON 3040 (REI)**



**Agent Comments**

2 extra bathrooms on a smaller block.

**Price:** \$1,870,000

**Method:** Private Sale

**Date:** 30/08/2023

**Property Type:** House



**267 Napier St STRATHMORE 3041 (REI)**



**Agent Comments**

Home is in more original condition on a corner block.

**Price:** \$1,860,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 640 sqm approx