

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

4/158 NAPIER STREET 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2022

to

31 May 2023

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

3/156A NAPIER STREET ESSENDON VIC 3040	\$280,000	05-Jan-23
7/137 WOODLAND STREET ESSENDON VIC 3040	\$276,000	27-Jan-23
1/246 BUCKLEY STREET ESSENDON VIC 3040	\$297,500	28-Mar-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: 14 June 2023

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**3/156A NAPIER STREET
ESSENDON VIC 3040**
 1
  1
  1
Sold Price **\$280,000** Sold Date **05-Jan-23**Distance **0.02km****7/137 WOODLAND STREET
ESSENDON VIC 3040**
 1
  1
  1
Sold Price **\$276,000** Sold Date **27-Jan-23**Distance **0.8km****1/246 BUCKLEY STREET
ESSENDON VIC 3040**
 1
  1
  1
Sold Price **\$297,500** Sold Date **28-Mar-23**Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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