

## 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

9/156A 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) (\*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

\$572,521

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2023

to

31 Jan 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

1/158 NAPIER STREET ESSENDON VIC 3040	\$260,000	07-Sep-23
7/70 GLASS STREET ESSENDON VIC 3040	\$275,000	07-Feb-24
11/156A NAPIER STREET ESSENDON VIC 3040	\$280,000	11-Oct-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: 08 February 2024

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**1/158 NAPIER STREET ESSENDON VIC 3040**

 1  1  1

Sold Price

**\$260,000**

Sold Date **07-Sep-23**

Distance **0.03km**



**7/70 GLASS STREET ESSENDON VIC 3040**

 1  1  -

Sold Price

<sup>RS</sup> **\$275,000** <sup>UN</sup>

Sold Date **07-Feb-24**

Distance **0.31km**



**11/156A NAPIER STREET ESSENDON VIC 3040**

 1  1  1

Sold Price

**\$280,000**

Sold Date **11-Oct-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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