

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

3/62 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2019

to

31 Oct 2020

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

6/9 Ardoch Street Essendon VIC 3040	\$585,000	20-Jun-20
1/207 Napier Street Essendon VIC 3040	\$580,000	27-May-20
8/36 Fletcher Street Essendon VIC 3040	\$620,000	20-Jun-20

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.~~

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6/9 Ardoch Street Essendon VIC 3040

Sold Price **\$585,000** Sold Date **20-Jun-20**

2 1 1

Distance **0.24km**



1/207 Napier Street Essendon VIC 3040

Sold Price **\$580,000** Sold Date **27-May-20**

2 1 1

Distance **0.38km**



8/36 Fletcher Street Essendon VIC 3040

Sold Price **\$620,000** Sold Date **20-Jun-20**

2 1 1

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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