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	172 Napier Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,800,000 Property Type House Suburb Essendon

Period - From 01/07/2023 to 30/06/2024 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	15 Collins St ESSENDON 3040	$1,606,000	31/08/2024
2	18a Thomson St ESSENDON 3040	$1,610,000	02/08/2024
3	90 Mcpherson St ESSENDON 3040	$1,560,000	27/07/2024

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: 25/09/2024 09:50

172 Napier Street, Essendon Vic 3040

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4 3 2

Property Type: House

Agent Comments

Updated Period style home on subdivided block.

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending June 2024: $1,800,000

Comparable Properties



15 Collins St ESSENDON 3040 (REI)

4 2 2

Price: $1,606,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

Agent Comments

Superior location Smaller clock Average interior and floorplan



18a Thomson St ESSENDON 3040 (REI)

4 2 1

Price: $1,610,000
Method: Sold Before Auction
Date: 02/08/2024
Property Type: House (Res)

Agent Comments

Superior as a newer property, a genuine four bedroom and no owners corporation. Inferior as has a common wall with the home next door.



90 Mcpherson St ESSENDON 3040 (REI)

3 2 1

Price: $1,560,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)

Agent Comments

Superior renovation and there is no owners corporation involved. Inferior as only a three bedroom with no option to convert a living area to a bedroom like at 172 Napier Street.

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