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	4/4 Napier Crescent, Essendon Vic 3040

Indicative selling price

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

Single price $1,120,000

Median sale price

Median price $1,775,000 Property Type House Suburb Essendon

Period - From 01/10/2023 to 30/09/2024 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	4/6 Walker St MOONEE PONDS 3039	$1,100,000	23/10/2024
2	1/4 Napier Cr ESSENDON 3040	$1,230,000	20/09/2024
3	17/1 Ardmillan Rd MOONEE PONDS 3039	$1,181,000	31/08/2024

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: 25/11/2024 14:26

4/4 Napier Crescent, Essendon Vic 3040



4 4 2

Property Type: Townhouse (Res)

Agent Comments

Brand new 4 bed 4bath double garage townhouse. At the rear of a complex.

Indicative Selling Price
$1,120,000
Median House Price
Year ending September 2024: $1,775,000

Comparable Properties



4/6 Walker St MOONEE PONDS 3039 (REI)

3 3 2

Price: $1,100,000
Method: Private Sale
Date: 23/10/2024
Property Type: Townhouse (Single)

Agent Comments

Similar type of property at the rear of a complex, similar accommodation and boarding suburb.



1/4 Napier Cr ESSENDON 3040 (REI)

4 3 2

Price: $1,230,000
Method: Sold Before Auction
Date: 20/09/2024
Property Type: Townhouse (Res)

Agent Comments

Similar accommodation but a bigger townhouse and at the front. Same complex and same location



17/1 Ardmillan Rd MOONEE PONDS 3039 (REI)

4 3 2

Price: $1,181,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Townhouse (Res)

Agent Comments

Similar accommodation, boarding suburb.

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