

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

2/112-114 McPherson 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2020

to

28 Feb 2021

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

3/119 Tennyson Street Essendon VIC 3040	\$465,000	11-Nov-20
4/35 Grice Crescent Essendon VIC 3040	\$428,000	05-Nov-20
1/28 Warner Street Essendon VIC 3040	\$450,000	08-Dec-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.~~

This Statement of Information was prepared on: 11 March 2021



3/119 Tennyson Street Essendon VIC 3040

2 1 1

Sold Price **\$465,000** Sold Date **11-Nov-20**

Distance **0.06km**



4/35 Grice Crescent Essendon VIC 3040

2 1 1

Sold Price **\$428,000** Sold Date **05-Nov-20**

Distance **1.21km**



1/28 Warner Street Essendon VIC 3040

2 1 1

Sold Price **\$450,000** Sold Date **08-Dec-20**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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