# 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

12 Tweedside Street, Essendon Vic 3040

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,015,000		&		\$1,055,0	00			
Median sale price									
Median price	\$1,845,000	Pro	operty Type	Hou	se		Suburb	Essendon	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	286 Pascoe Vale Rd ESSENDON 3040	\$1,075,000	03/08/2024
2	24 Oshannassy St ESSENDON NORTH 3041	\$1,047,500	31/07/2024
3	124 Athol St MOONEE PONDS 3039	\$1,045,000	28/07/2024

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:

28/01/2025 14:20









Property Type: House (Res) Land Size: 390 sqm approx Agent Comments Indicative Selling Price \$1,015,000 - \$1,055,000 Median House Price December quarter 2024: \$1,845,000

# **Comparable Properties**

Data Barrison de la construcción Son de la co	286 Pascoe Vale Rd ESSENDON 3040 (REI/VG)   Image: State of the state of	Agent Comments
Rone Si-Horne	24 Oshannassy St ESSENDON NORTH 3041 (REI/VG) 3 1 3 3 Price: \$1,047,500 Method: Sold Before Auction Date: 31/07/2024 Property Type: House (Res) Land Size: 484 sqm approx	Agent Comments
	124 Athol St MOONEE PONDS 3039 (REI/VG)   1   2 1   Price: \$1,045,000   Method: Private Sale   Date: 28/07/2024   Property Type: House (Res)   Land Size: 283 sqm approx	Agent Comments

#### Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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