

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

3/119 Tennyson 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2019

to

30 Sep 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

14/28-30 Cumming Street Brunswick West VIC 3055	\$465,000	05-Oct-20
5/164 Napier Street Essendon VIC 3040	\$475,000	11-Sep-20
801/341 Ascot Vale Road Moonee Ponds VIC 3039	\$480,000	01-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.~~

This Statement of Information was prepared on: 26 October 2020



14/28-30 Cumming Street Brunswick West VIC 3055

2 1 1

Sold Price

RS

\$465,000

Sold Date **05-Oct-20**

Distance **1.18km**



5/164 Napier Street Essendon VIC 3040

2 1 1

Sold Price

RS

\$475,000

Sold Date **11-Sep-20**

Distance **1.27km**



801/341 Ascot Vale Road Moonee Ponds VIC 3039

2 1 1

Sold Price

\$480,000

Sold Date **01-Jun-20**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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