

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

1/119 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jan 2020

to

31 Dec 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

4/5 Waxman Parade Brunswick West VIC 3055	\$536,000	08-Nov-20
21/18 Raleigh Street Essendon VIC 3040	\$490,000	08-Dec-20
3/6 McLean Street Brunswick West VIC 3055	\$515,000	16-Oct-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: 07 January 2021



4/5 Waxman Parade Brunswick West VIC 3055

2 1 1

Sold Price **\$536,000** Sold Date **08-Nov-20**

Distance **0.49km**



21/18 Raleigh Street Essendon VIC 3040

2 1 1

Sold Price ^{RS} **\$490,000** Sold Date **08-Dec-20**

Distance **0.55km**



3/6 McLean Street Brunswick West VIC 3055

2 1 1

Sold Price ^{RS} **\$515,000** Sold Date **16-Oct-20**

Distance **0.74km**



1/10 Ardoch Street Essendon VIC 3040

2 1 1

Sold Price ^{RS} **\$510,000** Sold Date **04-Jan-21**

Distance **0.99km**



10/32 Napier Street Essendon VIC 3040

2 2 1

Sold Price **\$500,000** Sold Date **07-Jul-20**

Distance **1.04km**



102/324 Pascoe Vale Road Essendon VIC 3040

2 2 1

Sold Price **\$505,000** Sold Date **22-Oct-20**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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