

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

126 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

\$1,275,000

&

\$1,310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,855,000

Property type

House

Suburb

Essendon

Period-from

01 Jun 2021

to

31 May 2022

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

10 DAVIES STREET MOONEE PONDS VIC 3039	\$1,298,000	08-Apr-22
29 MILLER STREET ESSENDON VIC 3040	\$1,315,000	09-Apr-22
510 VICTORIA STREET BRUNSWICK WEST VIC 3055	\$1,290,500	09-Apr-22

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.~~

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10 DAVIES STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price ^{RS} \$1,298,000 Sold Date 08-Apr-22

Distance 1.68km



29 MILLER STREET ESSENDON VIC 3040

3 2 2

Sold Price ^{RS} \$1,315,000 Sold Date 09-Apr-22

Distance -



510 VICTORIA STREET BRUNSWICK WEST VIC 3055

3 1 -

Sold Price \$1,290,500 Sold Date 09-Apr-22

Distance 1.54km

RS = Recent sale

UN = Undisclosed Sale

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