

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

1/113 Tennyson Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$610,000 & \$670,000

Median sale price

Median price \$864,000 Property Type Townhouse Suburb Essendon

Period - From 13/03/2023 to 12/03/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	11/57 Buckley St MOONEE PONDS 3039	\$652,000	08/02/2024
2	4/2 Lawson St MOONEE PONDS 3039	\$625,000	02/12/2023
3	2/23 Parkstone Av PASCOE VALE SOUTH 3044	\$660,000	13/11/2023

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: 13/03/2024 10:14



Property Type: Townhouse
(Single)

Agent Comments

Partially updated townhouse offering 2 bedrooms 1 bathroom 1 open car space

Indicative Selling Price

\$610,000 - \$670,000

Median Townhouse Price

13/03/2023 - 12/03/2024: \$864,000

Comparable Properties



11/57 Buckley St MOONEE PONDS 3039 (REI)



Agent Comments

Partially updated townhouse offering 2 bedrooms
1 bathroom 1 car space

Price: \$652,000

Method: Private Sale

Date: 08/02/2024

Property Type: Townhouse (Single)



4/2 Lawson St MOONEE PONDS 3039 (VG)



Agent Comments

Villa unit original condition offering 2 bedrooms 1
bathroom 1 car space

Price: \$625,000

Method: Sale

Date: 02/12/2023

Property Type: Flat/Unit/Apartment (Res)



**2/23 Parkstone Av PASCOE VALE SOUTH 3044
(REI/VG)**



Agent Comments

Contemporary townhouse offering 2 bedrooms 1
bathroom 1 car space

Price: \$660,000

Method: Private Sale

Date: 13/11/2023

Property Type: Townhouse (Single)