

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

109 Tennyson Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$527,500 Property Type Unit Suburb Essendon

Period - From 01/10/2022 to 30/09/2023 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	1a Kilmartin St ESSENDON 3040	\$2,000,000	21/10/2023
2			
3			

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: 02/11/2023 17:59



Property Type: Townhouse

Land Size: 734 sqm approx

Agent Comments

Brand new luxury townhouse overlooking Montgomery Park. Ideal for downsizer with elevator.

Comparable Properties



1a Kilmartin St ESSENDON 3040 (REI)



Price: \$2,000,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 247 sqm approx

Agent Comments

Larger home but no elevator and inferior location.

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.