

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 13 Tennyson Street, Moonee Ponds, VIC 3039

Indicative selling price

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

Price Range

\$1,500,000

&

\$1,550,000

Median sale price

Median price

\$1,340,000

Property Type

House

Suburb

Moonee Ponds (3039)

Period - From

17/10/2019

to

16/10/2020

Source

PDOL

Comparable property sales

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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
117 PRIMROSE STREET, ESSENDON VIC 3040	\$1,600,000	13/06/2020
90 ST LEONARDS ROAD, ASCOT VALE VIC 3032	\$1,572,500	07/08/2020
29 ROBB STREET, ESSENDON VIC 3040	\$1,500,000	30/06/2020

This Statement of Information was prepared on: 16/10/2020