

## 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

6/185 Buckley Street Essendon VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2020

to

30 Jun 2021

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

4/25 Daisy Street Essendon VIC 3040	\$365,000	04-Jun-21
4/10 Violet Street Essendon VIC 3040	\$336,500	09-Mar-21
8/30 Richardson Street Essendon VIC 3040	\$335,000	02-Dec-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: 01 July 2021

**4/25 Daisy Street Essendon VIC 3040** 1  1  1

Sold Price

<sup>RS</sup> **\$365,000** Sold Date **04-Jun-21**Distance **0.24km****4/10 Violet Street Essendon VIC 3040** 1  1  1

Sold Price

**\$336,500** Sold Date **09-Mar-21**Distance **0.35km****8/30 Richardson Street Essendon VIC 3040** 1  1  1

Sold Price

**\$335,000** Sold Date **02-Dec-20**Distance **0.67km****RS** = Recent sale**UN** = Undisclosed Sale

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