

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

2/246 Buckley 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

\$280,000

&

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Essendon

Period-from

01 Sep 2020

to

31 Aug 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

| | | |
|--|-----------|-----------|
| 5/133 Park Street Moonee Ponds VIC 3039 | \$298,000 | 22-Apr-21 |
| 15/30 Nicholson Street Essendon VIC 3040 | \$285,000 | 30-Apr-21 |
| 6/1 Fuller Street Essendon VIC 3040 | \$306,000 | 11-May-21 |

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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**5/133 Park Street Moonee Ponds
VIC 3039**

 1  1  1

Sold Price **\$298,000** Sold Date **22-Apr-21**

Distance **0.61km**



**15/30 Nicholson Street Essendon
VIC 3040**

 1  1  1

Sold Price **\$285,000** Sold Date **30-Apr-21**

Distance **1.27km**



**6/1 Fuller Street Essendon VIC
3040**

 1  1  1

Sold Price **\$306,000** Sold Date **11-May-21**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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