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	1/119 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	$310,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Essendon
Period-from	01 Mar 2024	to	28 Feb 2025	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
19/51 BUCKLEY STREET MOONEE PONDS VIC 3039	$310,000	17-Mar-25
9/51 BUCKLEY STREET MOONEE PONDS VIC 3039	$311,000	01-Mar-25
401/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	$340,000	24-Dec-24

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: 24 March 2025

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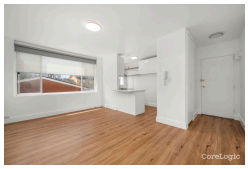
19/51 BUCKLEY STREET MOONEE PONDS VIC 3039

1 1 1

Sold Price RS **$310,000** Sold Date **17-Mar-25**

Distance **0.71km**



9/51 BUCKLEY STREET MOONEE PONDS VIC 3039

1 1 1

Sold Price RS **$311,000** Sold Date **01-Mar-25**

Distance **0.71km**

401/1005 MT ALEXANDER ROAD ESSENDON VIC 3040

1 1 1

Sold Price **$340,000** Sold Date **24-Dec-24**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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