

248 Buckley Street, Essendon Vic 3040



5 Bed 2 Bath 3 Car
Property Type: House
Land Size: 728 sqm approx
Indicative Selling Price
 \$1,800,000
Median House Price
 Year ending September 2024:
 \$1,775,000

Comparable Properties



79 Lincoln Road, Essendon 3040 (REI/VG)
4 Bed 2 Bath 2 Car
Price: \$1,830,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 692 sqm approx
Agent Comments: Slightly smaller land size weatherboard home.



44 Fitzgerald Road, Essendon 3040 (REI)
3 Bed 1 Bath 2 Car
Price: \$1,720,000
Method: Auction Sale
Date: 10/08/2023
Property Type: House (Res)
Land Size: 676 sqm approx
Agent Comments: Unrenovated home inferior condition and land size.



264 Buckley Street, Essendon 3040 (VG)
2 Bed 1 Bath 1 Car
Price: \$1,650,000
Method: Sale
Date: 06/05/2024
Property Type: House (Res)
Land Size: 539 sqm approx
Agent Comments: Unrenovated home on the same street, inferior land size and accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

248 Buckley Street, Essendon Vic 3040

Indicative selling price

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

Single price

\$1,800,000

Median sale price

Median price

\$1,775,000

House

x

Suburb

Essendon

Period - From

01/10/2023

to

30/09/2024

Source

REIV

Comparable property sales

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
79 Lincoln Road, ESSENDON 3040	\$1,830,000	07/09/2024
44 Fitzgerald Road, ESSENDON 3040	\$1,720,000	10/08/2024
264 Buckley Street, ESSENDON 3040	\$1,650,000	06/05/2024

This Statement of Information was prepared on:

17/10/2024 14:30