

107/222 Buckley Street, Essendon Vic 3040



2 Bed 2 Bath 1 Car
Rooms: 4
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$429,000
Median House Price
 Year ending June quarter 2024:
 \$544,000

Comparable Properties



1/15 Moore Street, Moonee Ponds 3039 (REI)

2 Bed 2 Bath 1 Car
Price: \$438,000
Method: Private Sale
Date: 10/08/2024
Property Type: Apartment
Agent Comments: Comparable location, comparable size, inferior presentation



14/15 Moore Street, Moonee Ponds 3039 (REI)

2 Bed 2 Bath 1 Car
Price: \$445,000
Method: Private Sale
Date: 06/05/2024
Property Type: Apartment
Agent Comments: Comparable location, presentation and size



401/110 Keilor Road, Essendon North 3041 (REI)

2 Bed 1 Bath 1 Car
Price: \$447,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Apartment
Agent Comments: Comparable location, and presentation, inferior size

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

107/222 Buckley Street, Essendon Vic 3040

Indicative selling price

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

Range between \$429,000

Median sale price

Median price \$544,000

Unit x

Suburb Essendon

Period - From 01/07/2023 to 30/06/2024

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 |
|--|-----------|--------------|
| 1/15 Moore Street, MOONEE PONDS 3039 | \$438,000 | 10/08/2024 |
| 14/15 Moore Street, MOONEE PONDS 3039 | \$445,000 | 06/08/2024 |
| 401/110 Keilor Road, ESSENDON NORTH 3041 | \$447,500 | 27/07/2024 |

This Statement of Information was prepared on:

23s/09/2024