

## 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

206/201 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

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2023

to

31 Mar 2024

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

304/19 RUSSELL STREET ESSENDON VIC 3040	\$357,500	21-Mar-24
118/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$335,000	28-Mar-24
104/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$330,000	16-Nov-23

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: 17 April 2024

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**304/19 RUSSELL STREET  
ESSENDON VIC 3040**
 1  1  1

Sold Price

<sup>RS</sup>
**\$357,500**

Sold Date

**21-Mar-24**

Distance

**0.71km**

**118/1044-1046 MT ALEXANDER  
ROAD ESSENDON VIC 3040**
 1  1  1

Sold Price

<sup>RS</sup>
**\$335,000**

Sold Date

**28-Mar-24**

Distance

**0.97km**

**104/1005 MT ALEXANDER ROAD  
ESSENDON VIC 3040**
 1  1  1

Sold Price

**\$330,000**

Sold Date

**16-Nov-23**

Distance

**1km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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