

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

4/120 Buckley Street, Essendon Vic 3040

Indicative selling price

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

Range between \$685,000 & \$740,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Essendon

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 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	G6/95 Buckley St MOONEE PONDS 3039	\$735,000	29/09/2024
2	101/1020 Mt Alexander Rd ESSENDON 3040	\$690,000	25/09/2024
3	809/15 Everage St MOONEE PONDS 3039	\$715,000	22/08/2024

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 six months.~~

This Statement of Information was prepared on:

31/10/2024 14:18



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$685,000 - \$740,000
Median Unit Price
September quarter 2024: \$505,000

Comparable Properties



G6/95 Buckley St MOONEE PONDS 3039 (REI) **Agent Comments**



Price: \$735,000
Method: Private Sale
Date: 29/09/2024
Property Type: Apartment



101/1020 Mt Alexander Rd ESSENDON 3040 (REI) **Agent Comments**



Price: \$690,000
Method: Private Sale
Date: 25/09/2024
Property Type: Apartment

809/15 Everage St MOONEE PONDS 3039 (VG) **Agent Comments**



Price: \$715,000
Method: Sale
Date: 22/08/2024
Property Type: Flat/Unit/Apartment (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655