# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

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
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### Median sale price

Median price	\$505,000	Pro	perty 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

Add	dress 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

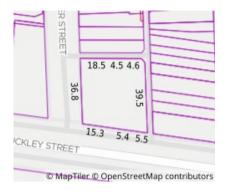
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)

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

Property Type: Apartment

Agent Comments

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

**---** 2

Price: \$715.000 Method: Sale Date: 22/08/2024

Property Type: Flat/Unit/Apartment (Res)

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





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