# 248 Buckley Street, Essendon Vic 3040



5 Bed 2 Bath 3 Car Property Type: House Land Size: 728 sqm approx Indicative Selling Price \$1,650,000 - \$1,800,000 Median House Price Year ending December 2023: \$1,830,000

## **Comparable Properties**



#### 11 Brewster Street, Essendon 3040 (REI/VG)

4 Bed 1 Bath 2 Car Price: \$1,925,000

Method: Sold Before Auction

Date: 22/11/2023

**Property Type:** House (Res) **Land Size:** 617 sqm approx

**Agent Comments:** Brick period home, inferior land size and accommodation. Updated and freshly presented.



#### 44 Mcpherson Street, Moonee Ponds 3039 (REI)

**4 Bed 1 Bath 2 Car Price:** \$1,756,000 **Method:** Auction Sale **Date:** 25/11/2023

Rooms: 5

**Property Type:** House (Res) **Land Size:** 627 sqm approx

**Agent Comments:** Brick period home, inferior land size

and accommodation.



## 16 Waverley Street, Aberfeldie 3040 (REI)

5 Bed 5 Bath 4 Car Price: \$1,675,000 Method: Private Sale Date: 29/11/2023 Property Type: House Land Size: 613 sqm approx

**Agent Comments:** Brick period home, inferior land size.

Freshly presented throughout with a pool.

#### 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

	Pro	pertv	offered	for	sale
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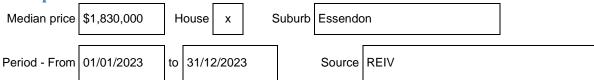
Address	
Including suburb or	248 Buckley Street, Essendon Vic 3040
locality and postcode	

### **Indicative selling price**

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

&	\$1,800,000
	&

#### Median sale price



#### **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
11 Brewster Street, ESSENDON 3040	\$1,925,000	22/11/2023
44 Mcpherson Street, MOONEE PONDS 3039	\$1,756,000	25/11/2023
16 Waverley Street, ABERFELDIE 3040	\$1,675,000	29/11/2023

This Statement of Information was prepared on: 19/01/2024 10:03

