

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*

Property offered for sale

Address
Including suburb or
locality and postcode

248 Buckley Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,830,000 House x Suburb Essendon

Period - From 01/01/2023 to 31/12/2023 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
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:

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