

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

7/119 BUCKLEY STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2023

to

30 Nov 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

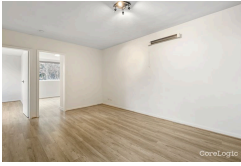
Date of sale

6/342 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$365,000	31-Jul-24
409/19 RUSSELL STREET ESSENDON VIC 3040	\$368,000	28-Jun-24
8/60 BREWSTER STREET ESSENDON VIC 3040	\$375,250	17-Sep-24

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: 03 December 2024



**6/342 ASCOT VALE ROAD
MOONEE PONDS VIC 3039**

 1  1  1

Sold Price **\$365,000** Sold Date **31-Jul-24**

Distance **1.56km**

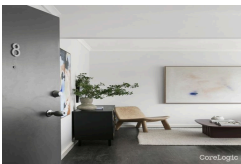


**409/19 RUSSELL STREET
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$368,000** Sold Date **28-Jun-24**

Distance **0.13km**



**8/60 BREWSTER STREET
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$375,250** Sold Date **17-Sep-24**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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