

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

5/119 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

\$320,000

&

\$350,000

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

| | | |
|------------------------------------------|-----------|-----------|
| 409/19 RUSSELL STREET ESSENDON VIC 3040 | \$368,000 | 28-Jun-24 |
| 5/185 BUCKLEY STREET ESSENDON VIC 3040 | \$325,000 | 06-Aug-24 |
| 4/32 RICHARDSON STREET ESSENDON VIC 3040 | \$332,000 | 13-Jul-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: 02 December 2024



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

 1  1  1

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

Distance **0.13km**



**5/185 BUCKLEY STREET
 ESSENDON VIC 3040**

 1  1  -

Sold Price **\$325,000** Sold Date **06-Aug-24**

Distance **0.52km**



**4/32 RICHARDSON STREET
 ESSENDON VIC 3040**

 1  1  -

Sold Price **\$332,000** Sold Date **13-Jul-24**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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