

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

2/318 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

\$975,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/150 BUCKLEY STREET ESSENDON VIC 3040	\$1,050,000	25-May-23
4/142 COOPER STREET ESSENDON VIC 3040	\$1,000,000	27-Jun-23
3/26 LAWSON STREET ESSENDON VIC 3040	\$990,000	01-Jul-23

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: 14 September 2023



**2/150 BUCKLEY STREET
ESSENDON VIC 3040**

 3  2  2

Sold Price **\$1,050,000** Sold Date **25-May-23**

Distance **1.35km**



**4/142 COOPER STREET ESSENDON
VIC 3040**

 3  2  -

Sold Price **\$1,000,000** Sold Date **27-Jun-23**

Distance **1.44km**



**3/26 LAWSON STREET ESSENDON
VIC 3040**

 3  1  1

Sold Price ^{RS} **\$990,000** ^{UN} Sold Date **01-Jul-23**

Distance **3.16km**

RS = Recent sale

UN = Undisclosed Sale

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