

## 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

7/59-61 BUCKLEY STREET MOONEE PONDS VIC 3039

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Moonee Ponds

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

3/3-4 FLETCHER STREET ESSENDON VIC 3040	\$780,000	30-Jun-23
1/210 PASCOE VALE ROAD ESSENDON VIC 3040	\$715,000	17-Jun-23
4/20 LAWSON STREET ESSENDON VIC 3040	\$715,000	17-Jun-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: 13 September 2023

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## 3/3-4 FLETCHER STREET ESSENDON VIC 3040

2 1 1

Sold Price

<sup>RS</sup>

**\$780,000**

Sold Date

**30-Jun-23**

Distance

**0.31km**



## 1/210 PASCOE VALE ROAD ESSENDON VIC 3040

2 1 2

Sold Price

<sup>RS</sup>

**\$715,000**

Sold Date

**17-Jun-23**

Distance

**0.48km**



## 4/20 LAWSON STREET ESSENDON VIC 3040

2 1 2

Sold Price

**\$715,000**

Sold Date

**17-Jun-23**

Distance

**0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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