

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

17/51 Buckley Street Moonee Ponds VIC 3039

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

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Oct 2020

to

30 Sep 2021

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

5/202 Pascoe Vale Road Essendon VIC 3040	\$315,000	10-May-21
11/50 Richardson Street Essendon VIC 3040	\$310,000	09-Jun-21
5/133 Park Street Moonee Ponds VIC 3039	\$298,000	22-Apr-21

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: 05 October 2021



**5/202 Pascoe Vale Road Essendon
 VIC 3040**

 1  1  1

Sold Price

\$315,000

Sold Date

10-May-21

Distance

0.36km



**11/50 Richardson Street Essendon
 VIC 3040**

 1  1  1

Sold Price

\$310,000

Sold Date

09-Jun-21

Distance

1.4km



**5/133 Park Street Moonee Ponds
 VIC 3039**

 1  1  1

Sold Price

\$298,000

Sold Date

22-Apr-21

Distance

1.4km

RS = Recent sale UN = Undisclosed Sale

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