

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

1/119 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2024

to

28 Feb 2025

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

19/51 BUCKLEY STREET MOONEE PONDS VIC 3039	\$310,000	17-Mar-25
9/51 BUCKLEY STREET MOONEE PONDS VIC 3039	\$311,000	01-Mar-25
401/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$340,000	24-Dec-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: 24 March 2025



19/51 BUCKLEY STREET MOONEE PONDS VIC 3039

Sold Price

^{RS}

\$310,000

Sold Date

17-Mar-25

 1

 1

 1

Distance

0.71km



9/51 BUCKLEY STREET MOONEE PONDS VIC 3039

Sold Price

^{RS}

\$311,000

Sold Date

01-Mar-25

 1

 1

 1

Distance

0.71km



401/1005 MT ALEXANDER ROAD ESSENDON VIC 3040

Sold Price

\$340,000

Sold Date

24-Dec-24

 1

 1

 1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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