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
Single Price	between	\$310,000	&	\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$600,000	Prope	erty type	e Unit		Suburb	Essendon
Period-from	01 Mar 2024	to	28 Feb 2	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





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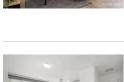


19/51 BUCKLEY STREET MOONEE Sold Price PONDS VIC 3039

^{RS} **\$310,000** Sold Date **17-Mar-25**

Distance

0.71km



9/51 BUCKLEY STREET MOONEE PONDS VIC 3039

Sold Price

^{RS}\$311,000 Sold Date **01-Mar-25**

Distance

0.71km



401/1005 MT ALEXANDER ROAD

Sold Price

\$340,000 Sold Date 24-Dec-24

Distance

1.08km

ESSENDON VIC 3040

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RS = Recent sale

UN = Undisclosed Sale

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