

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

102/222 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|--|-----------|-----------|
| 12/213 BUCKLEY STREET ESSENDON VIC 3040 | \$530,000 | 12-May-23 |
| 311/64 KEILOR ROAD ESSENDON NORTH VIC 3041 | \$530,000 | 07-Sep-23 |
| 205/21 LETHBRIDGE STREET MOONEE PONDS VIC 3039 | \$512,500 | 08-Sep-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: 31 October 2023


**12/213 BUCKLEY STREET
ESSENDON VIC 3040**
 2
  2
  1

Sold Price

\$530,000

Sold Date

12-May-23

Distance

0.07km
**311/64 KEILOR ROAD ESSENDON
NORTH VIC 3041**
 2
  2
  1

Sold Price

Sold Date

07-Sep-23

Distance

1.46km
**205/21 LETHBRIDGE STREET
MOONEE PONDS VIC 3039**
 2
  2
  1

Sold Price

\$512,500

Sold Date

08-Sep-23

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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