

## 107/222 Buckley Street, Essendon Vic 3040



**2 Bed 2 Bath 1 Car**  
**Property Type:** Strata Unit/Flat  
**Indicative Selling Price**  
 \$470,000 - \$500,000  
**Median House Price**  
 March quarter 2024: \$560,000

## Comparable Properties



### 6/213 Buckley Street, Essendon 3040 (REI)

**2 Bed 2 Bath 1 Car**  
**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 02/04/2024  
**Property Type:** Unit  
**Agent Comments:** Superior size, comparable location and inferior presentation



### 104/305 Buckley Street, Aberfeldie 3040 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$477,500  
**Method:** Private Sale  
**Date:** 06/05/2024  
**Property Type:** Unit  
**Agent Comments:** Comparable location, inferior accommodation, comparable presentation



### 407/64 Keilor Road, Essendon North 3041 (REI)

**2 Bed 2 Bath 1 Car**  
**Price:** \$460,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable location, comparable size, inferior presentation

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

107/222 Buckley Street, Essendon Vic 3040
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$470,000
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 & 

\$500,000
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#### Median sale price

Median price 

\$560,000
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 Unit 

x
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 Suburb 

Essendon
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Period - From 

01/01/2024
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 to 

31/03/2024
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 Source 

REIV
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#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
6/213 Buckley Street, ESSENDON 3040	\$515,000	02/04/2024
104/305 Buckley Street, ABERFELDIE 3040	\$477,500	06/05/2024
407/64 Keilor Road, ESSENDON NORTH 3041	\$460,000	27/04/2024

This Statement of Information was prepared on:

29/05/2024 11:54
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