

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

2/356 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/372 BUCKLEY STREET ESSENDON VIC 3040	\$785,000	10-Mar-24
1/72 DEAKIN STREET ESSENDON VIC 3040	\$745,000	01-Dec-23
1/60 DEAKIN STREET ESSENDON VIC 3040	\$720,000	16-Dec-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: 08 April 2024



**2/372 BUCKLEY STREET
 ESSENDON VIC 3040**

 2  1  1

Sold Price ^{RS} **\$785,000** Sold Date **10-Mar-24**

Distance **0.17km**



**1/72 DEAKIN STREET ESSENDON
 VIC 3040**

 2  1  1

Sold Price **\$745,000** Sold Date **01-Dec-23**

Distance **0.8km**



**1/60 DEAKIN STREET ESSENDON
 VIC 3040**

 3  1  2

Sold Price **\$720,000** Sold Date **16-Dec-23**

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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