

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

2/411 BUCKLEY STREET ABERFELDIE 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

\$620,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Aberfeldie

Period-from

01 Jul 2023

to

30 Jun 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

3/7-9 QUEEN STREET ESSENDON VIC 3040	\$670,000	18-Jun-24
2/31 CLARINDA ROAD ESSENDON VIC 3040	\$705,000	07-Jun-24
3/148 HOFFMANS ROAD ESSENDON VIC 3040	\$610,000	29-Mar-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: 01 July 2024



**3/7-9 QUEEN STREET ESSENDON
VIC 3040**

2 1 1

Sold Price

^{RS} **\$670,000**

Sold Date

18-Jun-24

Distance

1.78km



**2/31 CLARINDA ROAD ESSENDON
VIC 3040**

2 1 1

Sold Price

^{RS} **\$705,000**

Sold Date

07-Jun-24

Distance

1.57km



**3/148 HOFFMANS ROAD
ESSENDON VIC 3040**

2 1 -

Sold Price

\$610,000

Sold Date

29-Mar-24

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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