

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 10/246 Buckley Street, Essendon, VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$285,000

&

\$310,000

Median sale price

Median price

\$517,000

Property Type

House

Suburb

Essendon (3040)

Period - From

11/02/2019

to

10/02/2020

Source

PDOL

Comparable property sales

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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
11/158 NAPIER STREET, ESSENDON VIC 3040	\$305,000	23/11/2019
11/128 PARK STREET, MOONEE PONDS VIC 3039	\$290,000	19/10/2019
8/15 SHAFTESBURY STREET, ESSENDON VIC 3040	\$288,000	16/08/2109

This Statement of Information was prepared on: 10/02/2020