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	306/222 Buckley Street, Essendon Vic 3040

Indicative selling price

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

Range between $495,000 & $540,000

Median sale price

Median price $544,000 Property Type Unit Suburb Essendon

Period - From 01/07/2023 to 30/06/2024 Source REIV

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 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
1	112/1044-1046 Mt Alexander Rd ESSENDON 3040	$555,000	03/09/2024
2	504/1005 Mt Alexander Rd ESSENDON 3040	$575,000	22/08/2024
3	312/1050 Mt Alexander Rd ESSENDON 3040	$535,000	14/08/2024

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 six months.~~

This Statement of Information was prepared on: 11/09/2024 12:14

306/222 Buckley Street, Essendon Vic 3040

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2 2 1

Property Type: Apartment

Agent Comments

Apartment 2 Bedroom 2 Bathroom 1 Car park w/ Storage Cage Large Balcony

Indicative Selling Price
$495,000 - $540,000
Median Unit Price
Year ending June 2024: $544,000

Comparable Properties



112/1044-1046 Mt Alexander Rd ESSENDON 3040 (REI)

2 1 1

Price: $555,000
Method: Private Sale
Date: 03/09/2024
Property Type: Apartment

Agent Comments

Recent Sale in Essendon Apartment 2 Bedroom 1 Bathroom 1 Car Superior Location Closer proximity to public transport



504/1005 Mt Alexander Rd ESSENDON 3040 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 22/08/2024
Property Type: Unit

Agent Comments

Recent Sale in Essendon Apartment 2 Bedroom 2 Bathroom 1 Car Superior Location Closer proximity to public transport



312/1050 Mt Alexander Rd ESSENDON 3040 (REI)

2 2 1

Price: $535,000
Method: Private Sale
Date: 14/08/2024
Rooms: 3
Property Type: Apartment

Agent Comments

Recent Sale in Essendon Apartment 2 Bedroom 2 Bathroom 1 Car Superior Location Closer proximity to public transport

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