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<br>Including suburb and postcode | 3/150 Buckley Street, Essendon Vic 3040 |

## Indicative selling price

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

Range between $920,000 & $990,000

## Median sale price

Median price $1,775,000 Property Type House Suburb Essendon

Period - From 01/10/2023 to 30/09/2024 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 | 1/88a Cooper St ESSENDON 3040 | $977,500 | 06/07/2024 |
| 2 | 2/15 Morton St ESSENDON 3040 | $980,000 | 26/05/2024 |
| 3 | | | |

**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: 28/10/2024 12:29

# 3/150 Buckley Street, Essendon Vic 3040

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3 2 2

**Property Type:** Townhouse

Agent Comments

Terrace style townhouse. Renovated inside. Double garage at rear. Owners corp to cover insurance on shared driveway only.

**Indicative Selling Price**
$920,000 - $990,000
**Median House Price**
Year ending September 2024: $1,775,000

## Comparable Properties



**1/88a Cooper St ESSENDON 3040 (REI)**

3 2 1

**Price:** $977,500
**Method:** Sold Before Auction
**Date:** 06/07/2024
**Property Type:** Townhouse (Res)

Agent Comments

**2/15 Morton St ESSENDON 3040 (VG)**

3 - -

**Price:** $980,000
**Method:** Sale
**Date:** 26/05/2024
**Property Type:** Strata Unit/Flat

Agent Comments

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.



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