

## 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

122/2A DUFFY STREET ESSENDON NORTH VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$485,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,227,500

Property type

Other

Suburb

Essendon North

Period-from

01 Aug 2023

to

31 Jul 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

117/2A DUFFY STREET ESSENDON NORTH VIC 3041	\$499,000	02-Apr-24
10/146 COOPER STREET ESSENDON VIC 3040	\$482,625	25-Mar-24
207/120 BUCKLEY STREET ESSENDON VIC 3040	\$490,000	03-Dec-22

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: 09 August 2024



**117/2A DUFFY STREET ESSENDON  
NORTH VIC 3041**

 1  1  1

Sold Price

**\$499,000**

Sold Date **02-Apr-24**

Distance **0km**



**10/146 COOPER STREET  
ESSENDON VIC 3040**

 1  1  1

Sold Price

**\$482,625**

Sold Date **25-Mar-24**

Distance **0.16km**



**207/120 BUCKLEY STREET  
ESSENDON VIC 3040**

 1  1  1

Sold Price

**\$490,000**

Sold Date **03-Dec-22**

Distance **2.21km**

RS = Recent sale      UN = Undisclosed Sale

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