

# 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 803/29 Russell Street, Essendon, VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$775,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb Essendon (3040)

Period - From 01/01/2023 to 31/12/2023 Source Price Finder

### Comparable property sales

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
10/120 Buckley St, Essendon VIC 3040	\$775,000	09/08/2023
804/29 Russell St, Essendon VIC 3040	\$790,000	28/08/2023
1/59-61 Buckley St, Moonee Ponds, VIC 3039	\$750,000	24/10/2023

This Statement of Information was prepared on: 21/02/2024