

# 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 501/29 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)

Price Range

\$620,000

&

\$670,000

### Median sale price

Median price

\$585,000

Property Type

Apartment

Suburb

Essendon (3040)

Period - From

01/07/2022

to

30/06/2023

Source

Corelogic

### 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
413/4 YOUNG STREET, MOONEE PONDS VIC 3039	\$670,000	15/06/2023
1905/40 HALL STREET, MOONEE PONDS VIC 3039	\$645,000	23/08/2023
1809/15 EVERAGE STREET, MOONEE PONDS VIC 3039	\$747,000	21/07/2023

This Statement of Information was prepared on: 18/09/2023