

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	201/29 Russell Street, Essendon, VIC 3040
---	---

Indicative selling price

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

Price Range	\$520,000	&	\$570,000
-------------	-----------	---	-----------

Median sale price

Median price	\$530,000	Property Type	Apartment	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
311/64 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$530,000	09/11/2023
205/21 LETHBRIDGE STREET, MOONEE PONDS VIC 3039	\$512,500	08/09/2023
215/1050 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$530,000	16/10/2023

This Statement of Information was prepared on: 18/04/2024