

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 104/29 Russell Street, Essendon, VIC 3040

Indicative selling price

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

Single Price \$358,000

Median sale price

Median price \$355,000 Property Type Apartment Suburb Essendon (3040)

Period - From 01/07/2022 to 30/06/2023 Source Corelogic

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
102/29 RUSSELL STREET, ESSENDON VIC 3040	\$350,000	27/02/2023
715/40 HALL STREET, MOONEE PONDS VIC 3039	\$360,000	19/06/2023
107/29 RUSSELL STREET, ESSENDON VIC 3040	\$362,500	19/06/2023

This Statement of Information was prepared on: 25/07/2023