

# 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

3/8 STURT 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) (\*Delete single price or range as applicable)

~~Single Price~~

or range  
between

\$655,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,521

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2023

to

31 Jan 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

7/82 RICHARDSON STREET ESSENDON VIC 3040	\$638,888	03-Mar-23
5/6 WINIFRED STREET ESSENDON VIC 3040	\$635,000	03-Apr-23
207/11 GLASS STREET ESSENDON VIC 3040	\$622,500	22-Feb-23

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: 12 February 2024

Dean Clements

M 0413 870 656

E [dean.clements@diggersrest.rh.com.au](mailto:dean.clements@diggersrest.rh.com.au)



7/82 RICHARDSON STREET  
ESSENDON VIC 3040

2 2 1

Sold Price

\$638,888

Sold Date 03-Mar-23

Distance

0.31km



5/6 WINIFRED STREET ESSENDON  
VIC 3040

2 2 1

Sold Price

\$635,000

Sold Date 03-Apr-23

Distance

0.36km



207/11 GLASS STREET ESSENDON  
VIC 3040

2 2 1

Sold Price

\$622,500

Sold Date 22-Feb-23

Distance

0.56km



109/120 BUCKLEY STREET  
ESSENDON VIC 3040

2 2 1

Sold Price

\$635,000

Sold Date 10-Jul-23

Distance

0.93km



302/29 RUSSELL STREET  
ESSENDON VIC 3040

2 2 1

Sold Price

<sup>RS</sup> \$625,000 <sup>UN</sup>

Sold Date 28-Nov-23

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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