

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

10/6 STURT STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$605,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2023

to

30 Sep 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

4/8 STURT STREET ESSENDON VIC 3040	\$650,000	13-Jul-24
504/29 RUSSELL STREET ESSENDON VIC 3040	\$620,000	06-Jun-24
405/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$655,000	30-Aug-24

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: 29 October 2024



4/8 STURT STREET ESSENDON VIC 3040 Sold Price **\$650,000** Sold Date **13-Jul-24**

 2  2  1

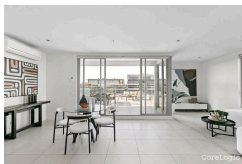
Distance **0.01km**



504/29 RUSSELL STREET ESSENDON VIC 3040 Sold Price **\$620,000** Sold Date **06-Jun-24**

 2  2  1

Distance **1.01km**



405/1005 MT ALEXANDER ROAD ESSENDON VIC 3040 Sold Price ^{RS} **\$655,000** Sold Date **30-Aug-24**

 2  2  1

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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