

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

403/19 RUSSELL 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,999

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2022

to

31 Jan 2023

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

705/19 RUSSELL STREET ESSENDON VIC 3040	\$415,000	31-Oct-22
204/956 MT ALEXANDER ROAD ESSENDON VIC 3040	\$420,000	31-Aug-22
309/316 PASCOE VALE ROAD ESSENDON VIC 3040	\$447,000	16-Dec-22

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: 01 February 2023

Scott Latham

M 0457817772

E slatham@bradtealwoodards.com.au

**705/19 RUSSELL STREET
ESSENDON VIC 3040** 1  1  1

Sold Price

^{RS}**\$415,000**

Sold Date

31-Oct-22

Distance

0km**204/956 MT ALEXANDER ROAD
ESSENDON VIC 3040** 2  1  1

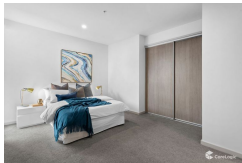
Sold Price

\$420,000

Sold Date

31-Aug-22

Distance

0.27km**309/316 PASCOE VALE ROAD
ESSENDON VIC 3040** 2  2  1

Sold Price

\$447,000

Sold Date

16-Dec-22

Distance

1.39km**RS** = Recent sale**UN** = Undisclosed Sale

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