

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

601/19 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2023

to

30 Apr 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

501/19 RUSSELL STREET ESSENDON VIC 3040	\$575,000	29-Nov-23
10/82 RALEIGH STREET ESSENDON VIC 3040	\$558,000	18-Apr-24
11/82 RALEIGH STREET ESSENDON VIC 3040	\$530,000	18-Nov-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: 02 May 2024



**501/19 RUSSELL STREET
ESSENDON VIC 3040**

 2  2  2

Sold Price **\$575,000** Sold Date **29-Nov-23**

Distance **0.01km**



**10/82 RALEIGH STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price ^{RS} **\$558,000** Sold Date **18-Apr-24**

Distance **0.43km**



**11/82 RALEIGH STREET ESSENDON
VIC 3040**

 2  1  -

Sold Price **\$530,000** Sold Date **18-Nov-23**

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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