

# 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 704/29 Russell 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)

Single Price \$770,000

### Median sale price

Median price \$585,000 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
7/82 RALEIGH STREET, ESSENDON VIC 3040	\$772,800	10/03/2023
22/899 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$770,000	24/06/2023
4/31 TAYLOR STREET, MOONEE PONDS VIC 3039	\$828,000	07/06/2023

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