

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	504/29 Russell Street, Essendon, VIC 3040
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$620,000	&	\$660,000
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Median sale price

Median price	\$600,000	Property Type	Apartment	Suburb	Essendon (3040)
Period - From	01/06/2023	to	31/05/2024	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
505/29 RUSSELL STREET, ESSENDON VIC 3040	\$625,000	13/12/2023
705/40 HALL STREET, MOONEE PONDS VIC 3039	\$650,100	10/05/2024
613/51 HOMER STREET, MOONEE PONDS VIC 3039	\$630,000	19/01/2024

This Statement of Information was prepared on: 06/06/2024