

## 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

212/19 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jan 2024

to

31 Dec 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

7/119 BUCKLEY STREET ESSENDON VIC 3040	\$373,000	01-Jan-25
8/60 BREWSTER STREET ESSENDON VIC 3040	\$375,250	17-Sep-24
303/1020 MT ALEXANDER ROAD ESSENDON VIC 3040	\$385,000	15-Sep-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: 16 January 2025

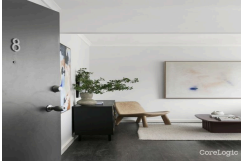


**7/119 BUCKLEY STREET  
ESSENDON VIC 3040**

 1  1  -

Sold Price <sup>RS</sup> **\$373,000** <sup>UN</sup> Sold Date **01-Jan-25**

Distance **0.13km**



**8/60 BREWSTER STREET  
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$375,250** Sold Date **17-Sep-24**

Distance **0.67km**



**303/1020 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$385,000** Sold Date **15-Sep-24**

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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