Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	607/29 Russell Street, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$580,000	&	\$630,000

Median sale price

Median price	\$569,444	Pro	perty Type	Jnit		Suburb	Essendon
Period - From	01/10/2024	to	31/12/2024	Sc	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	307/1050 Mt Alexander Rd ESSENDON 3040	\$571,000	29/01/2025
2	1021/40 Hall St MOONEE PONDS 3039	\$615,000	15/10/2024
3	1007/40 Hall St MOONEE PONDS 3039	\$625,000	09/12/2024

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 six months.

This Statement of Information was prepared on:	18/02/2025 14:46
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Date of sale





Property Type: Apartment **Agent Comments**

Indicative Selling Price \$580,000 - \$630,000 **Median Unit Price** December quarter 2024: \$569,444

Comparable Properties



307/1050 Mt Alexander Rd ESSENDON 3040 (REI)

Agent Comments

Price: \$571,000 Method: Private Sale Date: 29/01/2025

Property Type: Apartment

1021/40 Hall St MOONEE PONDS 3039 (REI/VG)

2

Agent Comments

Price: \$615,000 Method: Private Sale Date: 15/10/2024

Rooms: 3

Property Type: Apartment

1007/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

Price: \$625,000 Method: Private Sale Date: 09/12/2024

Property Type: Apartment

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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