

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

605/19 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2020

to

31 Jul 2021

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

4/947 Mt Alexander Road Essendon VIC 3040	\$590,000	12-Mar-21
205/1020 Mt Alexander Road Essendon VIC 3040	\$690,000	16-Apr-21
7/6 Sturt Street Essendon VIC 3040	\$620,000	30-Jun-21

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.~~

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**4/947 Mt Alexander Road
Essendon VIC 3040**

 2  1  1

Sold Price **\$590,000** Sold Date **12-Mar-21**

Distance **0.72km**



**205/1020 Mt Alexander Road
Essendon VIC 3040**

 2  2  1

Sold Price **\$690,000** Sold Date **16-Apr-21**

Distance **0.74km**



**7/6 Sturt Street Essendon VIC
3040**

 2  2  1

Sold Price ^{RS} **\$620,000** Sold Date **30-Jun-21**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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