

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

311/19 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2023

to

31 Jul 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

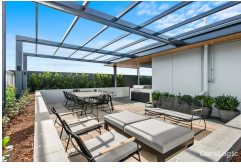
Date of sale

409/19 RUSSELL STREET ESSENDON VIC 3040	\$368,000	28-Jun-24
304/19 RUSSELL STREET ESSENDON VIC 3040	\$357,500	21-Mar-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: 13 August 2024

**409/19 RUSSELL STREET
ESSENDON VIC 3040**

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Sold Price

RS

\$368,000

Sold Date

28-Jun-24

Distance

0km**304/19 RUSSELL STREET
ESSENDON VIC 3040**

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Sold Price

\$357,500

Sold Date

21-Mar-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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