

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 1 bedroom/27 Russell Street, Essendon, VIC 3040

Indicative selling price

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

Price Range

\$325,000

&

\$357,500

Median sale price

Median price

\$592,500

Property Type

Apartment

Suburb

Essendon (3040)

Period - From

01/03/2020

to

28/02/2021

Source

REIV

Comparable property sales

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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
3/6 LINCOLN ROAD, ESSENDON VIC 3040	\$420,000	28/11/2020
113/1005 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$360,000	23/11/2020
8/30 RICHARDSON STREET, ESSENDON VIC 3040	\$335,000	12/02/2020

This Statement of Information was prepared on: 01/03/2021