

# 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

204/8 Sturt 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)

Single price

\$585,000

### Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

Essendon

Period - From

01/10/2023

to

31/12/2023

Source

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	Price	Date of sale
1	505/29 Russell St ESSENDON 3040	\$625,000	13/12/2023
2	115/1050 Mt Alexander Rd ESSENDON 3040	\$539,000	11/01/2024
3	116/1050 Mt Alexander Rd ESSENDON 3040	\$536,000	31/01/2024

**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:

13/03/2024 11:18



**Property Type:** Apartment

**Agent Comments**

Modern 2 bedroom apartment in a near new building. Located across from Allison Park and within very close proximity to trams, shops, cafes and other local amenities.

**Indicative Selling Price**

\$585,000

**Median Unit Price**

December quarter 2023: \$572,500

## Comparable Properties



**505/29 Russell St ESSENDON 3040 (REI/VG)**



**Price:** \$625,000

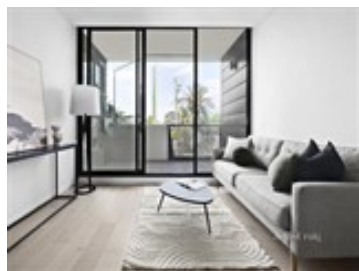
**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** Apartment

**Agent Comments**

Superior location due to proximity to the train station. Offers a second bathroom and is slightly larger in size. Both apartments are modern and offer 2 bedrooms in the Essendon area.



**115/1050 Mt Alexander Rd ESSENDON 3040 (REI)**



**Price:** \$539,000

**Method:** Private Sale

**Date:** 11/01/2024

**Property Type:** Apartment

**Agent Comments**

Very similar modern style building. Overall internal size similar. Inferior due to main road location. Apartment also faces the main road and noise from the passing trams can be heard. Has an extra bathroom.



**116/1050 Mt Alexander Rd ESSENDON 3040 (REI)**



**Price:** \$536,000

**Method:** Private Sale

**Date:** 31/01/2024

**Property Type:** Apartment

**Agent Comments**

Very similar modern style building. Overall internal size similar. Inferior due to main road location. Noise from the passing trams can be heard. Has an extra bathroom. Inferior as it's a much larger building. Also only has one storage cage.