



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**4.08/13-21 Russell Street,  
ESSENDON 3040**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$1,069,000**

### Median sale price

Median **Unit** for **ESSENDON** for period **Nov 2018 - Dec 2018**

Sourced from <https://homesales.com.au/location/essend>.

**\$510,705**

### Comparable property sales

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 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from <https://homesales.com.au/location/essend>.

Unit

3 beds

2 baths

2 parking

**Raine & Horne Project  
Marketing Pty Ltd**

967 Glen Huntly Road,  
Caulfield VIC 3162

### Contact agents

**Praful Albuquerque**  
Raine and Horne

03 9569 3900  
0431 068 125

[praful@rhprojectmarketing.com.au](mailto:praful@rhprojectmarketing.com.au)

**James Pastras**  
Raine and Horne

03 9569 3900  
0411 517 517

[james@rhprojectmarketing.com.au](mailto:james@rhprojectmarketing.com.au)

**Raine&Horne.**