

## 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

1006/118 Russell Street Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$695,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 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

207/118 Russell Street Melbourne VIC 3000	\$725,000	05-Mar-21
307/118 Russell Street Melbourne VIC 3000	\$718,000	11-Mar-21
2110/222 Russell Street Melbourne VIC 3000	\$749,500	16-Apr-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.~~

This Statement of Information was prepared on: 29 November 2021

<p>Due to the Victorian Government imposed lockdown, as a firm, the care and safety of our clients and staff is of paramount importance to us. Therefore, all our scheduled opens from 11.59pm Friday, 12th February are now cancelled until further notice. Keep safe and take care.</p>	<b>207/118 Russell Street Melbourne VIC 3000</b>	Sold Price	<b>\$725,000</b>	Sold Date	<b>05-Mar-21</b>
	2  1  -			Distance	-
	<b>307/118 Russell Street Melbourne VIC 3000</b>	Sold Price	<b>\$718,000</b>	Sold Date	<b>11-Mar-21</b>
	2  1  -			Distance	-
	<b>2110/222 Russell Street Melbourne VIC 3000</b>	Sold Price	<b>\$749,500</b>	Sold Date	<b>16-Apr-21</b>
	2  1  1			Distance	<b>0.25km</b>
	<b>2111/222 Russell Street Melbourne VIC 3000</b>	Sold Price	<b>\$728,000</b>	Sold Date	<b>28-Apr-21</b>
	2  1  1			Distance	<b>0.25km</b>
<p><b>ATTENTION!</b> ALL INDIVIDUALS ENTERING A PROPERTY MUST WEAR A MASK AND FOLLOW THE INSTRUCTIONS OF THE PROPERTY MANAGER.</p>	<b>3308/22-24 Jane Bell Lane Melbourne VIC 3000</b>	Sold Price	<b>\$700,000</b>	Sold Date	<b>12-Mar-21</b>
	2  1  1			Distance	<b>0.44km</b>

RS = Recent sale      UN = Undisclosed Sale

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