

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

2104/222 Russell Street Melbourne VIC 3000

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

\$728,000

&

\$758,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2020

to

30 Apr 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

3308/22-24 Jane Bell Lane Melbourne VIC 3000	\$700,000	12-Mar-21
203/118 Russell Street Melbourne VIC 3000	\$750,000	26-Nov-20
69/33-47 La Trobe Street Melbourne VIC 3000	\$750,666	13-Feb-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: 03 May 2021

	3308/22-24 Jane Bell Lane Melbourne VIC 3000	Sold Price	^{RS} \$700,000	Sold Date	12-Mar-21
	 2  1  1			Distance	0.22km
	203/118 Russell Street Melbourne VIC 3000	Sold Price	\$750,000	Sold Date	26-Nov-20
	 2  1  1			Distance	0.25km
	69/33-47 La Trobe Street Melbourne VIC 3000	Sold Price	\$750,666	Sold Date	13-Feb-21
	 2  1  1			Distance	0.4km

RS = Recent sale

UN = Undisclosed Sale

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