

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

702/222 Russell Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$486,000

House

Unit

X

Suburb

Melbourne

Period - From

01/07/2017

to

30/09/2017

Source

REIV

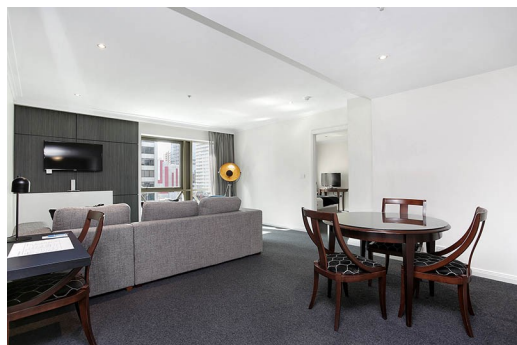
Comparable property sales (*Delete A or B below as applicable)

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	1413/222 Russell St MELBOURNE 3000	\$440,000	25/05/2017
2	1304/222 Russell St MELBOURNE 3000	\$417,000	03/07/2017
3	1411/222 Russell St MELBOURNE 3000	\$405,000	31/05/2017

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.~~



Rooms:
Property Type: Serviced
Apartment
Land Size: 67 sqm approx
Agent Comments

Indicative Selling Price
\$390,000
Median Unit Price
September quarter 2017: \$486,000

Comparable Properties



1413/222 Russell St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$440,000
Method: Private Sale
Date: 25/05/2017
Rooms: 3
Property Type: Apartment



1304/222 Russell St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$417,000
Method: Private Sale
Date: 03/07/2017
Rooms: 2
Property Type: Apartment



1411/222 Russell St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$405,000
Method: Private Sale
Date: 31/05/2017
Rooms: 2
Property Type: Apartment