

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| | Pro | perty | offered | for sal | е |
|--|-----|-------|---------|---------|---|
|--|-----|-------|---------|---------|---|

| Address Including suburb and postcode | 14/30 Russell Street, Melbourne Vic 3000 |
|---|--|
| | |

Indicative selling price

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

| Range between | \$390,000 | & | \$420,000 |
|---------------|-----------|---|-----------|
|---------------|-----------|---|-----------|

Median sale price

| Median price | \$567,500 | Hou | se | Unit | Х | Suburb | Melbourne |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/10/2017 | to | 31/12/2017 | | 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

| | and the companion of the control of | | |
|---|---|-----------|------------|
| 1 | 600/18 Russell PI MELBOURNE 3000 | \$420,000 | 08/12/2017 |
| 2 | 702/222 Russell St MELBOURNE 3000 | \$400,000 | 10/11/2017 |
| 3 | 705/222 Russell St MELBOURNE 3000 | \$400,000 | 13/11/2017 |

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.

Account - Caine RE | P: 03 8413 8000 | F: 03 8413 8099





Price

Date of sale

Generated: 03/04/2018 14:18

CAINE





Rooms:

Property Type: Apartment **Land Size:** 48 sqm approx Agent Comments

Indicative Selling Price \$390,000 - \$420,000 Median Unit Price December quarter 2017: \$567,500

Comparable Properties



600/18 Russell PI MELBOURNE 3000 (REI/VG) Agent Comments

- 4

Price: \$420,000 Method: Private Sale Date: 08/12/2017

Rooms: 3

Property Type: Apartment



702/222 Russell St MELBOURNE 3000 (REI)

🛏 1 👆 1 🛱 -

Price: \$400,000 **Method:** Private Sale **Date:** 10/11/2017

Rooms: -

Property Type: Serviced Apartment



705/222 Russell St MELBOURNE 3000 (VG)

뜨 1 ╆ - 🛱 -

Price: \$400,000 Method: Sale Date: 13/11/2017

Rooms: -

Property Type: Serviced Apartments/Holiday

Units (Res)

Land Size: 3161 sqm approx





Account - Caine RE | P: 03 8413 8000 | F: 03 8413 8099

Generated: 03/04/2018 14:18

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments