

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

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

House

Unit

X

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	Price	Date of sale
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.



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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**

1 1 -

Price: \$420,000
Method: Private Sale
Date: 08/12/2017
Rooms: 3
Property Type: Apartment



702/222 Russell St MELBOURNE 3000 (REI) **Agent Comments**

1 1 -

Price: \$400,000
Method: Private Sale
Date: 10/11/2017
Rooms: -
Property Type: Serviced Apartment



705/222 Russell St MELBOURNE 3000 (VG) **Agent Comments**

1 - -

Price: \$400,000
Method: Sale
Date: 13/11/2017
Rooms: -
Property Type: Serviced Apartments/Holiday Units (Res)
Land Size: 3161 sqm approx