

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

812/222 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,500

Property type

Other

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

| | | |
|---|-----------|-----------|
| 1213/33 MACKENZIE STREET MELBOURNE VIC 3000 | \$375,000 | 08-Sep-24 |
| 1202/65 COVENTRY STREET SOUTHBANK VIC 3006 | \$399,000 | 18-Dec-24 |
| 804/8 DORCAS STREET SOUTHBANK VIC 3006 | \$391,000 | 17-Dec-24 |

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: 07 January 2025


**1213/33 MACKENZIE STREET
 MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$375,000** Sold Date **08-Sep-24**

 Distance **0.4km**

**1202/65 COVENTRY STREET
 SOUTHBANK VIC 3006**
 1  1  1

 Sold Price ^{RS} **\$399,000** Sold Date **18-Dec-24**

 Distance **2.08km**

**804/8 DORCAS STREET
 SOUTHBANK VIC 3006**
 1  1  1

 Sold Price ^{RS} **\$391,000** Sold Date **17-Dec-24**

 Distance **2.07km**
RS = Recent sale **UN** = Undisclosed Sale

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