

## 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

336-376 RUSSELL STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

3404/141-149 LA TROBE STREET MELBOURNE VIC 3000	\$510,000	12-May-22
42/75-91 DRUMMOND STREET CARLTON VIC 3053	\$489,000	29-Sep-22
1111/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$580,000	29-Jul-22

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: 17 October 2022

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**3404/141-149 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price

**\$510,000**

Sold Date

**12-May-22**

Distance

**0.12km**
**42/75-91 DRUMMOND STREET  
CARLTON VIC 3053**

1 1 1

Sold Price

<sup>RS</sup> **\$489,000**

Sold Date

**29-Sep-22**

Distance

**0.4km**
**1111/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**

1 1 1

Sold Price

**\$580,000**

Sold Date

**29-Jul-22**

Distance

**0.22km**

RS = Recent sale

UN = Undisclosed Sale

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