

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

103/340 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

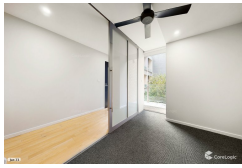
Date of sale

112/61 Mackenzie Street Melbourne VIC 3000	\$625,000	02-Jul-20
1701/68 La Trobe Street Melbourne VIC 3000	\$603,000	21-Feb-20
1810/68 La Trobe Street Melbourne VIC 3000	\$550,000	31-Jan-20

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: 21 April 2021



**112/61 Mackenzie Street Melbourne
VIC 3000**

Sold Price

\$625,000

Sold Date

02-Jul-20

2

1

1

Distance

-



**1701/68 La Trobe Street Melbourne
VIC 3000**

Sold Price

\$603,000

Sold Date

21-Feb-20

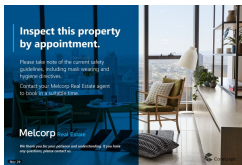
2

1

1

Distance

-



**1810/68 La Trobe Street Melbourne
VIC 3000**

Sold Price

\$550,000

Sold Date

31-Jan-20

2

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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