



2
 1

Rooms: 3

Property Type: Apartment

Agent Comments

A fabulous top end of town position and featuring a northerly front aspect in the highly desired Hero building on the corner of Russell and Little Collins Street with the best of the city lifestyle all within very easy access.

Indicative Selling Price

\$528,000

Median Unit Price

March quarter 2017: \$532,500

Comparable Properties



404/20-22 Mckillop St MELBOURNE 3000 (REI) **Agent Comments**

2
 1
 -

Price: \$580,000

Method: Private Sale

Date: 09/02/2017

Rooms: 5

Property Type: Apartment



73/30 Russell St MELBOURNE 3000 (REI) **Agent Comments**

2
 1
 -

Price: \$580,000

Method: Private Sale

Date: 27/01/2017

Rooms: 4

Property Type: Apartment



911/87 Franklin St MELBOURNE 3000 (REI) **Agent Comments**

2
 1
 -

Price: \$535,000

Method: Auction Sale

Date: 09/03/2017

Rooms: -

Property Type: Apartment

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

413/118 Russell Street, Melbourne Vic 3000

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$528,000

Median sale price

Median price

\$532,500

Unit

X

Suburb

Melbourne

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
404/20-22 Mckillop St MELBOURNE 3000	\$580,000	09/02/2017
73/30 Russell St MELBOURNE 3000	\$580,000	27/01/2017
911/87 Franklin St MELBOURNE 3000	\$535,000	09/03/2017