

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

201/118 Russell Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$580,000

&

\$620,000

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	62/38 Manchester La MELBOURNE 3000	\$650,000	21/10/2017
2	910/133 Russell St MELBOURNE 3000	\$610,000	06/11/2017
3	5/27 Flinders La MELBOURNE 3000	\$575,000	25/11/2017

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.

201/118 Russell Street, Melbourne Vic 3000



2 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

December quarter 2017: \$567,500

Comparable Properties



62/38 Manchester La MELBOURNE 3000 (REI) **Agent Comments**

2 1 -

Price: \$650,000

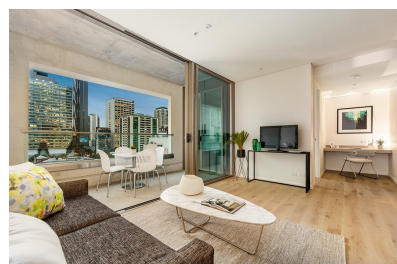
Method: Private Sale

Date: 21/10/2017

Rooms: 4

Property Type: Apartment

Land Size: 80 sqm approx



910/133 Russell St MELBOURNE 3000 (VG) **Agent Comments**

1 - -

Price: \$610,000

Method: Sale

Date: 06/11/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



5/27 Flinders La MELBOURNE 3000 (REI) **Agent Comments**

1 1 -

Price: \$575,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 2

Property Type: Apartment