

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

1902/318 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

2004/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$828,000	19-Aug-23
4203/483 SWANSTON STREET MELBOURNE VIC 3000	\$692,000	09-Nov-23
1601/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$801,000	07-Oct-23

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: 27 November 2023

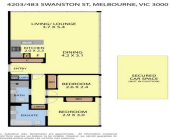
Team Abode318
M 0433962828
E sophia@melcorp.com.au



2004/265-273 EXHIBITION STREET Sold Price **\$828,000** Sold Date **19-Aug-23**
MELBOURNE VIC 3000

2 2 1

Distance **0.18km**



4203/483 SWANSTON STREET Sold Price ^{RS} **\$692,000** ^{UN} Sold Date **09-Nov-23**
MELBOURNE VIC 3000

2 2 1

Distance **0.48km**



1601/318 LITTLE LONSDALE Sold Price ^{RS} **\$801,000** Sold Date **07-Oct-23**
STREET MELBOURNE VIC 3000

2 2 1

Distance **0.63km**



3707/27 THERRY STREET Sold Price ^{RS} **\$840,000** Sold Date **21-Sep-23**
MELBOURNE VIC 3000

2 2 1

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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