

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

2908/318 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

or range
between

\$658,000

&

\$678,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2020

to

30 Nov 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

1710/318 Russell Street Melbourne VIC 3000	\$732,000	26-Sep-21
1902/318 Russell Street Melbourne VIC 3000	\$780,000	19-Oct-21
4401/318 Russell Street Melbourne VIC 3000	\$800,000	03-Nov-21

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 December 2021

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**1710/318 Russell Street Melbourne
VIC 3000**

Sold Price

\$732,000

Sold Date

26-Sep-21

2

2

-

Distance

-



**1902/318 Russell Street Melbourne
VIC 3000**

Sold Price

\$780,000

Sold Date

19-Oct-21

2

2

1

Distance

-



**4401/318 Russell Street Melbourne
VIC 3000**

Sold Price

^{RS} **\$800,000**

Sold Date

03-Nov-21

2

2

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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