

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 1307/318 Russell Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$488,000.00 & \$536,000.00

Median sale price

Median price \$410,000.00 Property type Unit/Apartment Suburb MELBOURNE
 Period - Dec 2023 to Nov 2024 Source Corelogic
 From

Comparable property sales

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 |
|--|--------------|--------------|
| 3307/318 RUSSELL STREET MELBOURNE VIC 3000 | \$538,000.00 | 11/10/2024 |
| 631/23 BLACKWOOD STREET NORTH MELBOURNE VIC 3051 | \$495,000.00 | 10/10/2024 |
| 2107/11 BALE CIRCUIT SOUTHBANK VIC 3006 | \$490,000.00 | 20/09/2024 |

This Statement of Information was prepared on: Thursday 12th December 2024