

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

1508/222 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,750

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

1202/222 Russell Street Melbourne VIC 3000	\$425,000	12-Oct-21
714/222 Russell Street Melbourne VIC 3000	\$410,000	07-Oct-21
717/222 Russell Street Melbourne VIC 3000	\$410,000	01-Oct-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: 03 December 2021

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**1202/222 Russell Street Melbourne
 VIC 3000**

Sold Price

^{RS} **\$425,000** ^{UN}

Sold Date

12-Oct-21

 1  1  -

Distance

-



**714/222 Russell Street Melbourne
 VIC 3000**

Sold Price

^{RS} **\$410,000**

Sold Date

07-Oct-21

 1  1  -

Distance

-



**717/222 Russell Street Melbourne
 VIC 3000**

Sold Price

\$410,000

Sold Date

01-Oct-21

 1  1  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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