

## 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

4904/318 RUSSELL STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$435,000

&

\$455,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

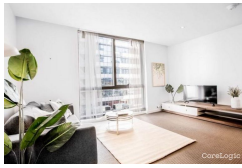
Date of sale

1213/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$450,000	14-Nov-23
1410/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$448,000	13-Mar-24
1412/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$440,000	08-Mar-24

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: 18 March 2024



1213/22-24 JANE BELL LANE  
MELBOURNE VIC 3000

1 1 1

Sold Price **\$450,000** Sold Date **14-Nov-23**

Distance **0.1km**



1410/22-24 JANE BELL LANE  
MELBOURNE VIC 3000

1 1 1

Sold Price <sup>RS</sup> **\$448,000** <sup>UN</sup> Sold Date **13-Mar-24**

Distance **0.1km**



1412/22-24 JANE BELL LANE  
MELBOURNE VIC 3000

1 1 1

Sold Price <sup>RS</sup> **\$440,000** Sold Date **08-Mar-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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