

## 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

612/222 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

\$670,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 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

2008/318 Russell Street Melbourne VIC 3000	\$680,000	30-Jun-21
2703/27 Therry Street Melbourne VIC 3000	\$715,000	07-Sep-21
71/1 Riverside Quay Southbank VIC 3006	\$670,000	29-Sep-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: 27 October 2021

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**2008/318 Russell Street Melbourne VIC 3000**

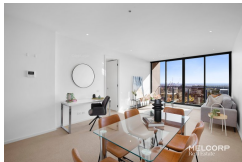
Sold Price

**\$680,000**

Sold Date

**30-Jun-21**
 2  2  1

Distance

**0.25km**

**2703/27 Therry Street Melbourne VIC 3000**

Sold Price

<sup>RS</sup> **\$715,000** <sup>UN</sup>

Sold Date

**07-Sep-21**
 2  2  1

Distance

**0.77km**

**71/1 Riverside Quay Southbank VIC 3006**

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date

**29-Sep-21**
 2  2  1

Distance

**1.23km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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