

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 1901/222 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)

Single Price \$860,000

### Median sale price

Median price \$580,000 Property Type Apartment Suburb Melbourne (3000)

Period - From 01/09/2022 to 01/09/2023 Source Realestate

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
13/1 RIVERSIDE QUAY, SOUTHBANK VIC 3006	\$800,000	30/08/2023
806/225 ELIZABETH STREET, MELBOURNE VIC 3000	\$793,700	31/08/2023
1610/63 WHITEMAN STREET, SOUTHBANK VIC 3006	\$800,000	26/05/2023

This Statement of Information was prepared on: 06/09/2023