

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

304/340 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

2/336-376 RUSSELL STREET MELBOURNE VIC 3000	\$460,000	07-Mar-24
616/300 SWANSTON STREET MELBOURNE VIC 3000	\$485,000	29-Jan-24
3306/228 LA TROBE STREET MELBOURNE VIC 3000	\$475,000	20-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: 04 April 2024



**2/336-376 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS} **\$460,000**

Sold Date **07-Mar-24**

Distance **0.01km**



**616/300 SWANSTON STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$485,000

Sold Date **29-Jan-24**

Distance **0.27km**



**3306/228 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS} **\$475,000**

Sold Date **20-Mar-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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