

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

206/18 Russell Place, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$340,000

&

\$360,000

Median sale price

Median price

\$436,800

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2023

to

31/03/2023

Source

REIV

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 six 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
1	604/18 Russell PI MELBOURNE 3000	\$365,000	09/03/2023
2	804/152 Sturt St SOUTHBANK 3006	\$360,000	17/01/2023
3	2605/135 Abeckett St MELBOURNE 3000	\$350,000	27/04/2023

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 six months.~~

This Statement of Information was prepared on:

31/05/2023 15:33



Property Type:
Agent Comments

Indicative Selling Price
\$340,000 - \$360,000
Median Unit Price
March quarter 2023: \$436,800

Comparable Properties



604/18 Russell PI MELBOURNE 3000 (VG)

Agent Comments



1/1/0 Level 6

Price: \$365,000
Method: Sale
Date: 09/03/2023
Property Type: Flat/Unit/Apartment (Res)



804/152 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 17/01/2023
Property Type: Apartment



2605/135 Abeckett St MELBOURNE 3000 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 27/04/2023
Property Type: Apartment

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