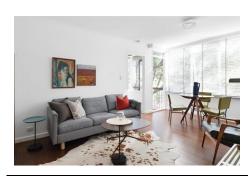
# woodards

## 10/390 Russell Street, Melbourne VIC 3000



1 Bed 1 Bath Property Type: Apartment Indicative Selling Price \$480,000 - \$520,000 Median Unit Price Year ending June 2019: \$470,000

## **Comparable Properties**



9/3-25 Hanover Street, Fitzroy 3065 (REI/VG) 1 Bed 1 Bath Price: \$515,000 Method: Private Sale Date: 19/06/2019 Property Type: Apartment Agent Comments: Smaller size, similar condition, superior location, inferior building, comparable overall.



8/180 Little Collins Street, Melbourne 3000 (REI/VG) 1 Bed 1 Bath Price: \$490,000 Method: Private Sale Date: 24/06/2019 Property Type: Apartment Agent Comments: Superior location, superior building, similar condition, similar size, comparable overall.



303/320 St Kilda Road, Melbourne 3004 (REI) 1 Bed 1 Bath 1 Car Price: \$460,000 Method: Private Sale Date: 02/06/2019 Property Type: Strata Unit/Flat Agent Comments: Superior location & outlook, comparable condition, inferior building and inferior overall

## **Statement of Information**

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### **Property offered for sale**

Address locality and postcode

Including suburb or 10/390 Russell Street, Melbourne Vic 3000

#### **Indicative selling price**

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

Range between	\$480,000	&	\$520,	000		
Median sale pi	rice					
Median p	rice \$470,000	Unit	х	Suburb Melb	ourne	
Period - F	rom 01/07/2018	to 30/06/2	019	Source	e REIV	

#### **Comparable property sales**

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	
9/3-25 Hanover Street, FITZROY 3065	\$515,000	19/06/2019	
8/180 Little Collins Street, MELBOURNE 3000	\$490,000	24/06/2019	
303/320 St Kilda Road, MELBOURNE 3004	\$460,000	02/06/2019	

This Statement of Information was prepared on:

22/08/2019



This guide must not be taken as legal advice.