

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
Including suburb or
locality and postcode

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 price

Median price \$470,000 Unit X Suburb Melbourne

Period - From 01/07/2018 to 30/06/2019 Source 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