

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

3605/318 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

3705/318 RUSSELL STREET MELBOURNE VIC 3000	\$395,000	02-Feb-22
4206/318 RUSSELL STREET MELBOURNE VIC 3000	\$440,000	07-Feb-23
4606/318 RUSSELL STREET MELBOURNE VIC 3000	\$433,000	25-Mar-22

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: 13 June 2023



**3705/318 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$395,000** Sold Date **02-Feb-22**

Distance **0km**



**4206/318 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$440,000** Sold Date **07-Feb-23**

Distance **0km**



**4606/318 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$433,000** Sold Date **25-Mar-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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