

## 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

505/118 RUSSELL STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

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





409/118 RUSSELL STREET MELBOURNE VIC 3000	\$485,000	16-Apr-21
507/118 RUSSELL STREET MELBOURNE VIC 3000	\$520,000	10-Sep-21

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: 07 July 2022

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 <b>There is more INFORMATION available for this property.</b> <small>View the Statement of Information for price, building details, outgoing fees &amp; rental potential. You can also view the virtual tour prior to inspecting.</small> <b>Harcourts</b> Melbourne City	<b>409/118 RUSSELL STREET MELBOURNE VIC 3000</b>	Sold Price	<b>\$485,000</b>	Sold Date	<b>16-Apr-21</b>
	 2  1  -			Distance	-

<small>Due to restrictions, we are no longer conducting face-to-face private inspections. Please contact the listing agent directly regarding this property.</small>  <small>While we are working a little different than usual, we're still here to support you. Our team remains available remotely via email and phone to provide assistance and advice no matter the market conditions.</small> 	<b>507/118 RUSSELL STREET MELBOURNE VIC 3000</b>	Sold Price	<b>\$520,000</b>	Sold Date	<b>10-Sep-21</b>
	 3  1  -			Distance	-

RS = Recent sale      UN = Undisclosed Sale

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