

## 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

2210/222 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

or range  
between

\$845,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

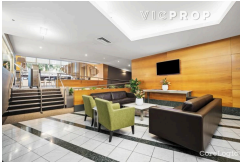
Date of sale

3/1 WILLIAM STREET MELBOURNE VIC 3000	\$870,000	24-Jul-24
5802/138 SPENCER STREET MELBOURNE VIC 3000	\$875,000	13-Jul-24

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: 31 October 2024



## 3/1 WILLIAM STREET MELBOURNE VIC 3000

Sold Price

**\$870,000**

Sold Date

**24-Jul-24**

 2  2  1

Distance

**1.17km**



## 5802/138 SPENCER STREET MELBOURNE VIC 3000

Sold Price

**\$875,000**

Sold Date

**13-Jul-24**

 2  2  1

Distance

**1.42km**

RS = Recent sale

UN = Undisclosed Sale

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