

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

2203/318 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

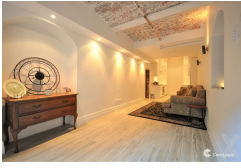
Date of sale

71B/24 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$789,000	18-Oct-23
1906/155 FRANKLIN STREET MELBOURNE VIC 3000	\$686,000	29-Nov-23
1702/408 SPENCER STREET WEST MELBOURNE VIC 3003	\$764,000	30-Oct-23

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: 10 January 2024



**71B/24 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS} **\$789,000**

Sold Date **18-Oct-23**

Distance **0.44km**



**1906/155 FRANKLIN STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS} **\$686,000**

Sold Date **29-Nov-23**

Distance **0.64km**



**1702/408 SPENCER STREET WEST
MELBOURNE VIC 3003**

2 2 -

Sold Price

\$764,000

Sold Date **30-Oct-23**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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