

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

1107/318 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

\$538,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

1107/22-24 Jane Bell Lane Melbourne VIC 3000	\$599,000	26-Oct-21
1101/68 La Trobe Street Melbourne VIC 3000	\$599,000	09-Aug-21
1607/318 Russell Street Melbourne VIC 3000	\$520,000	04-May-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: 15 November 2021

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**1107/22-24 Jane Bell Lane
Melbourne VIC 3000**

Sold Price

^{RS}

\$599,000

Sold Date

26-Oct-21

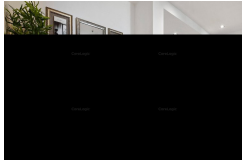
2

1

1

Distance

0.16km



**1101/68 La Trobe Street Melbourne
VIC 3000**

Sold Price

\$599,000

Sold Date

09-Aug-21

2

1

1

Distance

0.12km



**1607/318 Russell Street Melbourne
VIC 3000**

Sold Price

\$520,000

Sold Date

04-May-21

2

1

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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