

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

1704/222 Russell Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$334,000

Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

Melbourne

Period - From

24/02/2020

to

23/02/2021

Source

REIV

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 six 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
1	411/108 Flinders St MELBOURNE 3000	\$375,000	06/02/2021
2	1309/500 Elizabeth St MELBOURNE 3000	\$327,000	22/02/2021
3	506/589 Elizabeth St MELBOURNE 3000	\$310,000	12/02/2021

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 six months.~~

This Statement of Information was prepared on:

24/02/2021 13:05



Rooms: 2

Property Type: Strata Unit/Flat

Land Size: 34 sqm approx

Agent Comments

Indicative Selling Price

\$334,000

Median Unit Price

24/02/2020 - 23/02/2021: \$505,000

Comparable Properties



411/108 Flinders St MELBOURNE 3000 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 06/02/2021

Rooms: 3

Property Type: Apartment



1309/500 Elizabeth St MELBOURNE 3000 (REI)

Agent Comments



Price: \$327,000

Method: Private Sale

Date: 22/02/2021

Rooms: 2

Property Type: Apartment



506/589 Elizabeth St MELBOURNE 3000 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 12/02/2021

Property Type: Apartment