

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

2205/222 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

or range
between

\$850,000

&

\$925,000

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

2201/222 RUSSELL STREET MELBOURNE VIC 3000	\$900,000	17-Nov-17
3/422-428 COLLINS STREET MELBOURNE VIC 3000	\$881,000	11-Aug-24
4/422-428 COLLINS STREET MELBOURNE VIC 3000	\$881,000	11-Aug-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: 02 October 2024



**2201/222 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$900,000** Sold Date **17-Nov-17**

Distance **0km**



**3/422-428 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$881,000** Sold Date **11-Aug-24**

Distance **0.93km**



**4/422-428 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price Sold Date **11-Aug-24**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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