

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

205/336-376 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

\$445,000

&

\$475,000

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

703/340 RUSSELL STREET MELBOURNE VIC 3000	\$485,000	03-Aug-23
107/336-376 RUSSELL STREET MELBOURNE VIC 3000	\$417,500	28-Sep-22
206/300 SWANSTON STREET MELBOURNE VIC 3000	\$525,000	03-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: 29 January 2024



**703/340 RUSSELL STREET
 MELBOURNE VIC 3000**

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Sold Price **\$485,000** Sold Date **03-Aug-23**

Distance **0km**

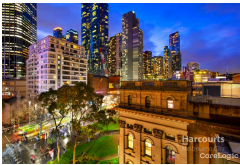


**107/336-376 RUSSELL STREET
 MELBOURNE VIC 3000**

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Sold Price **\$417,500** Sold Date **28-Sep-22**

Distance **0km**



**206/300 SWANSTON STREET
 MELBOURNE VIC 3000**

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Sold Price **\$525,000** Sold Date **03-Oct-23**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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