

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

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

\$784,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

2703/265 EXHIBITION STREET MELBOURNE VIC 3000	\$785,000	20-Jun-24
1004/336-376 RUSSELL STREET MELBOURNE VIC 3000	-	12-Dec-24
161/283 SPRING STREET MELBOURNE VIC 3000	\$838,000	21-Jun-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: 16 December 2024

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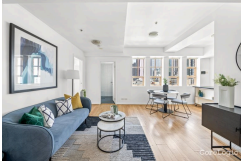


2703/265 EXHIBITION STREET
MELBOURNE VIC 3000

2 2 1

Sold Price **\$785,000** Sold Date **20-Jun-24**

Distance **0.27km**



1004/336-376 RUSSELL STREET
MELBOURNE VIC 3000

2 2 1

Sold Price ^{RS} - ^{UN} Sold Date **12-Dec-24**

Distance **0km**



161/283 SPRING STREET
MELBOURNE VIC 3000

2 2 1

Sold Price **\$838,000** Sold Date **21-Jun-24**

Distance **0.43km**



5 L6/201 SPRING STREET
MELBOURNE VIC 3000

2 2 1

Sold Price **\$827,500** Sold Date **14-Sep-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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