

## 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

1607/222 RUSSELL STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$230,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

72/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$280,000	09-Aug-23
82/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$270,000	10-Aug-23
107/11-17 COHEN PLACE MELBOURNE VIC 3000	\$230,000	28-Apr-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: 10 November 2023

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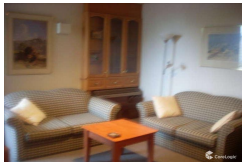


**72/131-137 LONSDALE STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$280,000** Sold Date **09-Aug-23**

Distance **0.05km**



**82/131-137 LONSDALE STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$270,000** Sold Date **10-Aug-23**

Distance **0.05km**



**107/11-17 COHEN PLACE  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$230,000** Sold Date **28-Apr-23**

Distance **0.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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