

## 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

5107/318 RUSSELL STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

\$1,380,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2021

to

31 Mar 2022

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

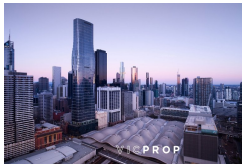
4702/138 SPENCER STREET MELBOURNE VIC 3000	\$1,764,550	17-Feb-22
92-102 LORIMER STREET DOCKLANDS VIC 3008	\$1,525,000	04-Feb-22
8110/228 LA TROBE STREET MELBOURNE VIC 3000	\$1,287,200	24-Dec-21

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: 27 April 2022

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**4702/138 SPENCER STREET  
MELBOURNE VIC 3000**

3 2 1

Sold Price <sup>RS</sup> **\$1,764,550** Sold Date **17-Feb-22**

Distance **1.46km**



**92-102 LORIMER STREET  
DOCKLANDS VIC 3008**

3 2 1

Sold Price **\$1,525,000** Sold Date **04-Feb-22**

Distance **2.65km**



**8110/228 LA TROBE STREET  
MELBOURNE VIC 3000**

3 2 1

Sold Price <sup>RS</sup> **\$1,287,200** Sold Date **24-Dec-21**

Distance **0.4km**

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

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