

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

2807/318 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 3407/318 RUSSELL STREET MELBOURNE VIC 3000 | \$620,000 | 22-Feb-24 |
| 1707/318 RUSSELL STREET MELBOURNE VIC 3000 | \$597,000 | 20-Oct-23 |
| 1004/68 LA TROBE STREET MELBOURNE VIC 3000 | \$560,000 | 20-Feb-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: 10 April 2024

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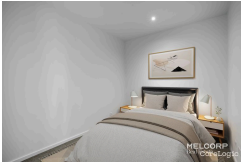


**3407/318 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$620,000** Sold Date **22-Feb-24**

Distance **0km**



**1707/318 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$597,000** Sold Date **20-Oct-23**

Distance **0.01km**



**1004/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$560,000** Sold Date **20-Feb-24**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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