



# Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**303/118 Russell Street,  
MELBOURNE 3000**

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$700,000 - \$730,000**

## Median sale price

Median for **MELBOURNE** for period **Jul 2018 - Jun 2019**  
Sourced from **REIV**.

**\$470,000**

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>406/225 Elizabeth Street,</b> Melbourne 3000	<b>Price \$715,000</b> Sold 12 August 2019
<b>605/31 Spring Street,</b> Melbourne 3000	<b>Price \$775,000</b> Sold 20 August 2019
<b>205//601-611 Little Collins Street,</b> Melbourne 3000	<b>Price \$771,500</b> Sold 08 June 2019

This Statement of Information was prepared on 2nd Oct 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

 **2 beds**  
 **1 baths**

### Harcourts Melbourne City

107/517 Flinders Lane,  
Melbourne VIC 3000

### Contact agents



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Harcourts

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Harcourts Melbourne City