

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

908/118 Russell Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$700,000

Median sale price

Median price \$490,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2022 to 30/09/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

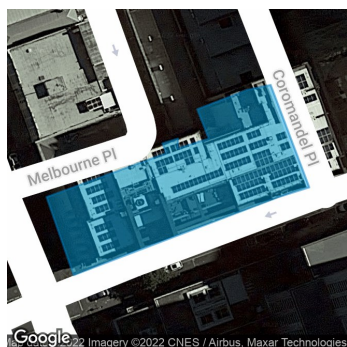
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4206/22-24 Jane Bell La MELBOURNE 3000	\$700,000	06/05/2022
2	2704/22-24 Jane Bell La MELBOURNE 3000	\$665,000	19/05/2022
3	1305/31 Spring St MELBOURNE 3000	\$650,000	06/10/2022

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 six months.~~

This Statement of Information was prepared on: 19/10/2022 09:40



2
 1
 0

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$640,000 - \$700,000

Median Unit Price

September quarter 2022: \$490,000

Comparable Properties



4206/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

2
 1
 1

Price: \$700,000

Method: Private Sale

Date: 06/05/2022

Property Type: Apartment



2704/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

2
 1
 1

Price: \$665,000

Method: Private Sale

Date: 19/05/2022

Property Type: Apartment



1305/31 Spring St MELBOURNE 3000 (REI)

Agent Comments

2
 1
 1

Price: \$650,000

Method: Private Sale

Date: 06/10/2022

Property Type: Apartment