

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 1005/118 Russell Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$542,600 Property Type Unit Suburb Melbourne

Period - From 26/04/2023 to 25/04/2024 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	1102/118 Russell St MELBOURNE 3000	\$1,100,000	13/04/2024
2	203/258 Flinders La MELBOURNE 3000	\$925,655	12/03/2024
3	609/11 Wellington St COLLINGWOOD 3066	\$920,000	20/03/2024

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: 26/04/2024 14:37

1005/118 Russell Street, Melbourne Vic 3000



 2  2  1

Property Type: Apartment
Land Size: 85 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$920,000
Median Unit Price
26/04/2023 - 25/04/2024: \$542,600

Comparable Properties

1102/118 Russell St MELBOURNE 3000 (REI) [Agent Comments](#)

 2  2  1

Price: \$1,100,000
Method:
Date: 13/04/2024
Property Type: House

203/258 Flinders La MELBOURNE 3000 (REI) [Agent Comments](#)

 2  1  -

Price: \$925,655
Method:
Date: 12/03/2024
Property Type: Apartment



609/11 Wellington St COLLINGWOOD 3066 (REI/VG) [Agent Comments](#)

 2  2  1

Price: \$920,000
Method: Private Sale
Date: 20/03/2024
Property Type: Apartment

Account - Donazzan Boutique Property



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