

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

901/133 Russell Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$501,900

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2021

to

31/12/2021

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	3/214 Nicholson St FITZROY 3065	\$1,025,000	17/11/2021
2	4a Little Smith St FITZROY 3065	\$1,005,000	10/11/2021
3	112/68 Cambridge St COLLINGWOOD 3066	\$1,000,000	26/02/2022

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:

18/03/2022 16:46



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$995,000

Median Unit Price

December quarter 2021: \$501,900

Comparable Properties



3/214 Nicholson St FITZROY 3065 (REI/VG)

Agent Comments

2
 2
 2

Price: \$1,025,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: Apartment



4a Little Smith St FITZROY 3065 (REI/VG)

Agent Comments

2
 2
 1

Price: \$1,005,000

Method: Auction Sale

Date: 10/11/2021

Property Type: House (Res)



112/68 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments

2
 2
 1

Price: \$1,000,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Apartment