

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 1304/318 Russell Street, Melbourne, 3000

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between &

Median sale price

Median price Property type Suburb
 Period - to Source

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2807/318 RUSSELL STREET MELBOURNE VIC 3000	\$530,000.00	12/07/2024
1502/31 A'BECKETT STREET MELBOURNE VIC 3000	\$510,000.00	23/08/2024
3510/60 A'BECKETT STREET MELBOURNE VIC 3000	\$490,000.00	30/08/2024

This Statement of Information was prepared on: