

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

4703/318 RUSSELL STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

2508/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$760,000	15-Mar-22
65/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$710,000	08-Jun-22
191/283 SPRING STREET MELBOURNE VIC 3000	\$801,000	16-Jul-22

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 6 months.

This Statement of Information was prepared on: 19 July 2022

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**2508/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$760,000** Sold Date **15-Mar-22**

Distance **0.1km**



**65/33-47 LA TROBE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$710,000** Sold Date **08-Jun-22**

Distance **0.34km**



**191/283 SPRING STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price ^{RS} **\$801,000** Sold Date **16-Jul-22**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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