

## 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

1015/222 RUSSELL STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

\$630,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

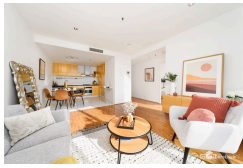
Date of sale

1006/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$650,000	09-Jun-23
302/68 LA TROBE STREET MELBOURNE VIC 3000	\$632,000	18-Apr-23
1211/68 LA TROBE STREET MELBOURNE VIC 3000	\$685,000	13-Jul-23

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: 06 October 2023



**1006/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$650,000** Sold Date **09-Jun-23**

Distance **0.2km**



**302/68 LA TROBE STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$632,000** Sold Date **18-Apr-23**

Distance **0.36km**



**1211/68 LA TROBE STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$685,000** Sold Date **13-Jul-23**

Distance **0.36km**

RS = Recent sale      UN = Undisclosed Sale

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