

## 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

802/222 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

\$435,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

1805/222 Russell Street Melbourne VIC 3000	\$476,500	02-Jul-21
101/141-149 La Trobe Street Melbourne VIC 3000	\$448,000	05-Jul-21
14/50 Bourke Street Melbourne VIC 3000	\$457,000	05-Jul-21

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: 10 November 2021

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**1805/222 Russell Street Melbourne VIC 3000**

Sold Price

**\$476,500**

Sold Date

**02-Jul-21**

 1  1  1

Distance

-



**101/141-149 La Trobe Street Melbourne VIC 3000**

Sold Price

**\$448,000**

Sold Date

**05-Jul-21**

 1  1  -

Distance

**0.28km**



**14/50 Bourke Street Melbourne VIC 3000**

Sold Price

**\$457,000**

Sold Date

**05-Jul-21**

 1  1  -

Distance

**0.33km**

RS = Recent sale

UN = Undisclosed Sale

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