

## 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

1210/118 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)

Range between

\$550,000

&

\$600,000

#### Median sale price

Median price

\$495,000

House

Unit

X

Suburb

Melbourne

Period - From

01/10/2016

to

30/09/2017

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	62/38 Manchester La MELBOURNE 3000	\$650,000	21/10/2017
2	2706/27 Little Collins St MELBOURNE 3000	\$645,000	07/09/2017
3	10.08/131-141 Russell St MELBOURNE 3000	\$575,000	28/08/2017

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.~~

1210/118 Russell Street, Melbourne Vic 3000



1 1 1

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

Year ending September 2017: \$495,000

## Comparable Properties



**62/38 Manchester La MELBOURNE 3000 (REI)** **Agent Comments**

2 1 -

**Price:** \$650,000

**Method:** Private Sale

**Date:** 21/10/2017

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 80 sqm approx



**2706/27 Little Collins St MELBOURNE 3000 (REI/VG)** **Agent Comments**

1 1 1

**Price:** \$645,000

**Method:** Private Sale

**Date:** 07/09/2017

**Rooms:** -

**Property Type:** Apartment



**10.08/131-141 Russell St MELBOURNE 3000 (REI)** **Agent Comments**

1 1 -

**Price:** \$575,000

**Method:** Private Sale

**Date:** 28/08/2017

**Rooms:** -

**Property Type:** Apartment