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

Period - From 01/10/2016

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$550,000	&	\$600,000					
Median sale price								
Median price	\$495,000	House	Unit X	Suburb	Melbourne			

Source REIV

Comparable property sales (*Delete A or B below as applicable)

30/09/2017

to

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.

Ade	dress 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.

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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





Price: \$650,000 Method: Private Sale Date: 21/10/2017 Rooms: 4 Property Type: Apartmer Land Size: 80 sqm appro

Property Type: Apartment Land Size: 80 sqm approx

2706/27 Little Collins St MELBOURNE 3000

Agent Comments



Price: \$645,000 Method: Private Sale Date: 07/09/2017 Rooms: -Property Type: Apartment



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

|---| 1 **|---**| -

Price: \$575,000 Method: Private Sale Date: 28/08/2017 Rooms: -Property Type: Apartment

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