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

1702/222 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	or range between	\$200,000	&	\$220,000
g	between	4 _00,000	-	,

Median sale price

(*Delete house or unit as applicable)

Median Price	\$395,000	Prop	erty type	type Unit		Suburb	Melbourne
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Cotality

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
64/47 LONSDALE STREET MELBOURNE VIC 3000	\$210,000	08-Feb-25
2215/39 LONSDALE STREET MELBOURNE VIC 3000	\$200,000	13-Feb-25
618/339 SWANSTON STREET MELBOURNE VIC 3000	\$220,000	17-Apr-25

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: 22 July 2025



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64/47 LONSDALE STREET **MELBOURNE VIC 3000**

□ 1

Sold Price

\$210,000 Sold Date 08-Feb-25

0.3km Distance



2215/39 LONSDALE STREET **MELBOURNE VIC 3000**

₽ 1

Sold Price

\$200,000 Sold Date 13-Feb-25

Distance 0.32km



618/339 SWANSTON STREET **MELBOURNE VIC 3000**

四 1

Sold Price

\$220,000 Sold Date **17-Apr-25**

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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