

## 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

336-376 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

or range  
between

\$790,000

&

\$865,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

1002/68 LA TROBE STREET MELBOURNE VIC 3000	\$690,000	20-Nov-23
1902/318 RUSSELL STREET MELBOURNE VIC 3000	\$785,000	22-Dec-23
11/283 SPRING STREET MELBOURNE VIC 3000	\$800,000	23-Feb-24

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: 18 March 2024

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1002/68 LA TROBE STREET  
MELBOURNE VIC 3000

 2  2  1

Sold Price **\$690,000** Sold Date **20-Nov-23**

Distance **0.04km**



1902/318 RUSSELL STREET  
MELBOURNE VIC 3000

 2  2  1

Sold Price **\$785,000** Sold Date **22-Dec-23**

Distance **0.12km**



11/283 SPRING STREET  
MELBOURNE VIC 3000

 2  2  1

Sold Price <sup>RS</sup> **\$800,000** Sold Date **23-Feb-24**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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