

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 1008/131-133 Russell Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$650,000 & \$675,000

Median sale price

Median price \$547,900 Property Type Unit Suburb Melbourne

Period - From 20/06/2023 to 19/06/2024 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	12/98 Nicholson St FITZROY 3065	\$660,000	13/04/2024
2	503/9 Smith St FITZROY 3065	\$630,000	22/05/2024
3	710/118 Russell St MELBOURNE 3000	\$600,000	16/04/2024

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.~~

This Statement of Information was prepared on: 20/06/2024 11:07

1008/131-133 Russell Street, Melbourne Vic 3000



 1  1  0

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$675,000
Median Unit Price
20/06/2023 - 19/06/2024: \$547,900

Comparable Properties



12/98 Nicholson St FITZROY 3065 (REI)

Agent Comments

 1  1  -

Price: \$660,000
Method: Private Sale
Date: 13/04/2024
Property Type: Apartment



503/9 Smith St FITZROY 3065 (REI)

Agent Comments

 1  1  1

Price: \$630,000
Method: Private Sale
Date: 22/05/2024
Property Type: Apartment



710/118 Russell St MELBOURNE 3000 (REI/VG)

Agent Comments

 1  1  -

Price: \$600,000
Method: Private Sale
Date: 16/04/2024
Property Type: Unit

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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