

## 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

2605/318 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

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

1609/60 A'BECKETT STREET MELBOURNE VIC 3000	411000	12-Apr-24
2710/157 A'BECKETT STREET MELBOURNE VIC 3000	395000	19-Jan-24
2102/60 A'BECKETT STREET MELBOURNE VIC 3000	450000	01-Apr-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: 10 May 2024



**1609/60 A'BECKETT STREET  
 MELBOURNE VIC 3000**

 1  1  -

Sold Price

<sup>RS</sup> **411000**

Sold Date **12-Apr-24**

Distance **0.47km**



**2710/157 A'BECKETT STREET  
 MELBOURNE VIC 3000**

 1  1  -

Sold Price

**395000**

Sold Date **19-Jan-24**

Distance **0.67km**



**2102/60 A'BECKETT STREET  
 MELBOURNE VIC 3000**

 1  1  -

Sold Price

**450000**

Sold Date **01-Apr-24**

Distance **0.47km**



**1105/31 A'BECKETT STREET  
 MELBOURNE VIC 3000**

 1  1  -

Sold Price

**350000**

Sold Date **06-Dec-23**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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