

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 302/118 Russell Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$519,250 Property Type Unit Suburb Melbourne

Period - From 21/11/2022 to 20/11/2023 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	802/265 Exhibition St MELBOURNE 3000	\$785,000	30/07/2023
2	1405/22-24 Jane Bell La MELBOURNE 3000	\$725,000	23/10/2023
3	1008/22-24 Jane Bell La MELBOURNE 3000	\$715,000	01/09/2023

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: 21/11/2023 11:04



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$690,000 - \$759,000

Median Unit Price

21/11/2022 - 20/11/2023: \$519,250

Comparable Properties



802/265 Exhibition St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 30/07/2023

Property Type: Apartment



1405/22-24 Jane Bell La MELBOURNE 3000
(REI)

Agent Comments

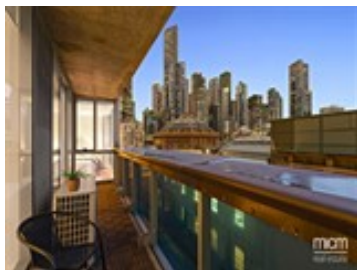


Price: \$725,000

Method: Private Sale

Date: 23/10/2023

Property Type: Apartment



1008/22-24 Jane Bell La MELBOURNE 3000
(REI)

Agent Comments



Price: \$715,000

Method: Expression of Interest

Date: 01/09/2023

Property Type: Apartment

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545