

## 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

4304/318 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

\$670,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1803/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$703,000	25-Mar-24
309/57 SPENCER STREET DOCKLANDS VIC 3008	\$674,700	16-Apr-24
29/33 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$642,000	06-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: 29 April 2024

Team Abode318

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**1803/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**

 2  1  1

Sold Price <sup>RS</sup> **\$703,000** <sup>UN</sup> Sold Date **25-Mar-24**

Distance **0.1km**



**309/57 SPENCER STREET  
DOCKLANDS VIC 3008**

 2  1  1

Sold Price <sup>RS</sup> **\$674,700** Sold Date **16-Apr-24**

Distance **1.66km**



**29/33 JEFFCOTT STREET WEST  
MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$642,000** Sold Date **06-Feb-24**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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