

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

4603/318 RUSSELL STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$459,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

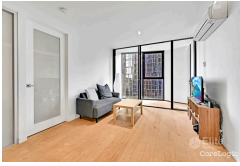
Date of sale

4601/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	24-Jan-24
3701/160 VICTORIA STREET CARLTON VIC 3053	\$460,000	23-Apr-24
2707/157 ABECKETT STREET MELBOURNE VIC 3000	\$460,000	14-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: 06 June 2024



4601/442-450 ELIZABETH STREET Sold Price **\$465,000** Sold Date **24-Jan-24**
MELBOURNE VIC 3000

1 1 -

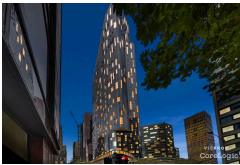
Distance **0.49km**



3701/160 VICTORIA STREET Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **23-Apr-24**
CARLTON VIC 3053

1 1 -

Distance **0.56km**



2707/157 ABECKETT STREET Sold Price **\$460,000** Sold Date **14-Apr-24**
MELBOURNE VIC 3000

1 1 -

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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