

## 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

4904/318 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

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

2303/141-149 LA TROBE STREET MELBOURNE VIC 3000	\$481,500	29-Mar-23
703/340 RUSSELL STREET MELBOURNE VIC 3000	\$485,000	07-Aug-23
287-293 EXHIBITION STREET MELBOURNE VIC 3000	\$455,690	09-May-23

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: 22 September 2023



**2303/141-149 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$481,500**

Sold Date **29-Mar-23**

Distance **0.08km**



**703/340 RUSSELL STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price

<sup>RS</sup> **\$485,000**

Sold Date **07-Aug-23**

Distance **0.12km**



**287-293 EXHIBITION STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

<sup>RS</sup> **\$455,690**

Sold Date **09-May-23**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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