



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1606/318 Russell Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$399,888 & \$438,888

MEDIAN SALE PRICE

Median price \$490,000 | House | Melbourne (3000)

Period - From 14 April 2017 to 13 April 2018 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

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
1306/318 RUSSELL STREET, MELBOURNE VIC 3000	\$437,500	16/11/2017
11/90 BOURKE STREET, MELBOURNE VIC 3000	\$395,000	15/02/2018
1608/222 RUSSELL STREET, MELBOURNE VIC 3000	\$440,000	16/01/2018