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: 507/118 Russell Street, Melbourne Vic 3000

Indicative selling price

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

Range between: $500,000 & $550,000

Median sale price

Median price: $527,500 Property Type: Unit Suburb: Melbourne

Period - From: 01/04/2020 to: 31/03/2021 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	806/118 Russell St MELBOURNE 3000	$550,000	29/04/2021
2	14.4/201 Spring St MELBOURNE 3000	$530,000	31/03/2021
3			

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: 01/07/2021 11:15

507/118 Russell Street, Melbourne Vic 3000



2 1 0

Property Type: Unit

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending March 2021: $527,500

Comparable Properties



806/118 Russell St MELBOURNE 3000 (VG)

2 - -

Price: $550,000
Method: Sale
Date: 29/04/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



14.4/201 Spring St MELBOURNE 3000 (REI)

2 1 -

Price: $530,000
Method: Private Sale
Date: 31/03/2021
Property Type: Apartment

Agent Comments

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE

propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.