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	506/18 Russell Place, Melbourne Vic 3000

Indicative selling price

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

Range between $365,000 & $385,000

Median sale price

Median price $488,800 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 31/03/2024 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.

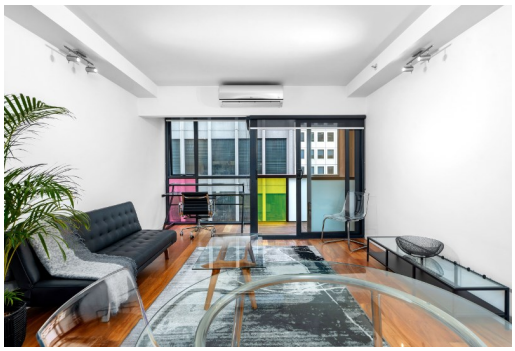
	Address of comparable property	Price	Date of sale
1	3510/228 La Trobe St MELBOURNE 3000	$393,500	07/05/2024
2	1503/8 Downie St MELBOURNE 3000	$380,000	10/05/2024
3	1614/228 Abeckett St MELBOURNE 3000	$365,000	14/04/2024

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: 28/06/2024 14:49

506/18 Russell Place, Melbourne Vic 3000



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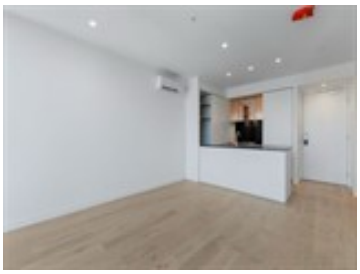
Property Type:
Agent Comments

Indicative Selling Price
$365,000 - $385,000
Median Unit Price
Year ending March 2024: $488,800

Comparable Properties



3510/228 La Trobe St MELBOURNE 3000 (REI/VG)

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Agent Comments

Price: $393,500
Method: Private Sale
Date: 07/05/2024
Property Type: Apartment



1503/8 Downie St MELBOURNE 3000 (REI/VG)

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Agent Comments

Price: $380,000
Method: Private Sale
Date: 10/05/2024
Property Type: Apartment

1614/228 Abeckett St MELBOURNE 3000 (VG)

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Agent Comments

Price: $365,000
Method: Sale
Date: 14/04/2024
Property Type: Flat/Unit/Apartment (Res)

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

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