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	1613/222 Russell Street, Melbourne Vic 3000

Indicative selling price

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

Single price $438,000

Median sale price

Median price $447,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2025 to 31/03/2025 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	1308/283 City Rd SOUTHBANK 3006	$433,000	24/04/2025
2	2607A/155 Franklin St MELBOURNE 3000	$435,000	21/04/2025
3	1308/33 Mackenzie St MELBOURNE 3000	$414,000	17/04/2025

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: 01/05/2025 14:15

1613/222 Russell Street, Melbourne Vic 3000

Nelson Alexander



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$438,000
Median Unit Price
March quarter 2025: $447,000

Comparable Properties



1308/283 City Rd SOUTHBANK 3006 (REI)

2 1 -

Price: $433,000
Method: Private Sale
Date: 24/04/2025
Property Type: Apartment

Agent Comments



2607A/155 Franklin St MELBOURNE 3000 (REI)

2 1 -

Price: $435,000
Method: Private Sale
Date: 21/04/2025
Property Type: Apartment

Agent Comments



1308/33 Mackenzie St MELBOURNE 3000 (REI)

2 1 -

Price: $414,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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