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	910/133 RUSSELL STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$620,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jul 2022	to	30 Jun 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.~~

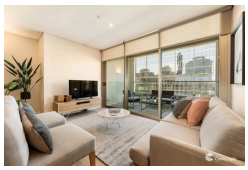
Address of comparable property	Price	Date of sale
907/133 RUSSELL STREET MELBOURNE VIC 3000	$600,000	30-Oct-22
912/133 RUSSELL STREET MELBOURNE VIC 3000	$676,000	24-Sep-22

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: 03 July 2023

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907/133 RUSSELL STREET MELBOURNE VIC 3000

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Sold Price **$600,000** Sold Date **30-Oct-22**

Distance **0km**



912/133 RUSSELL STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$676,000** Sold Date **24-Sep-22**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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