

## 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

2207/222 Russell Street Melbourne VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

2110/222 Russell Street Melbourne VIC 3000	\$749,500	16-Apr-21
2111/222 Russell Street Melbourne VIC 3000	\$728,000	04-Apr-21
3308/22-24 Jane Bell Lane Melbourne VIC 3000	\$700,000	12-Mar-21

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: 01 July 2021



**2110/222 Russell Street Melbourne VIC 3000**

Sold Price **\$749,500** Sold Date **16-Apr-21**

 2  1  1

Distance -



**2111/222 Russell Street Melbourne VIC 3000**

Sold Price <sup>RS</sup> **\$728,000** Sold Date **04-Apr-21**

 2  1  1

Distance -



**3308/22-24 Jane Bell Lane Melbourne VIC 3000**

Sold Price **\$700,000** Sold Date **12-Mar-21**

 2  1  1

Distance **0.22km**

RS = Recent sale      UN = Undisclosed Sale

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