

STATEMENT OF INFORMATION

403/18 RUSSELL PLACE, MELBOURNE, VIC 3004

PREPARED BY FOR SALE BY OWNER, SUITE 3, 19 WILLIAM STREET BALACLAVA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



403/18 RUSSELL PLACE, MELBOURNE,

 1  1  -

Indicative Selling Price

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

Price Range: **\$395,000 to \$420,000**

MEDIAN SALE PRICE



MELBOURNE, VIC, 3004

Suburb Median Sale Price (Unit)

\$488,944

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



1915/250 ELIZABETH ST, MELBOURNE,

 1  1  -

Sale Price

\$455,000

Sale Date: 31/01/2018

Distance from Property: 418m



600/18 RUSSELL PL, MELBOURNE, VIC

 1  1  -

Sale Price

\$420,000

Sale Date: 08/12/2017

Distance from Property: 0m



308/108 FLINDERS ST, MELBOURNE, VIC

 1  1  -

Sale Price

\$408,000

Sale Date: 08/12/2017

Distance from Property: 442m



This report has been compiled on 10/04/2018 by Property Investor. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

403/18 RUSSELL PLACE, MELBOURNE, VIC 3004

Indicative selling price

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

Price Range: \$395,000 to \$420,000

Median sale price

Median price \$488,944

House

Unit

X

Suburb

MELBOURNE

Period 01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
1915/250 ELIZABETH ST, MELBOURNE, VIC 3004	\$455,000	31/01/2018
600/18 RUSSELL PL, MELBOURNE, VIC 3004	\$420,000	08/12/2017
308/108 FLINDERS ST, MELBOURNE, VIC 3004	\$408,000	08/12/2017