

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980

Property offered for sale

54/30 Russell Street, Melbourne 3000

Indicative selling price

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

Single price	\$420,000	or range between and
<u>Median Sale P</u>	<u>rice</u>	
Median Price	\$350,000	House Unit X Suburb Melbourne 3000
Period - from	1 st November 2017	to 1 st November 2018 Source realestate.com.au

Comparable sales

A. These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	date of sale
14/30 Russell Street, Melbourne 3000	\$445,000	26 th Apr 2018
14/140 Flinders Street, Melbourne 3000	\$487,000	1 st Sep 2018
6D/27 Russell Street, Melbourne 3000	\$650,000	9 th Aug 2018