

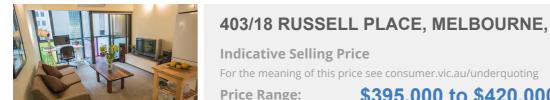
STATEMENT OF INFORMATION

403/18 RUSSELL PLACE, MELBOURNE, VIC 3004 PREPARED BY FOR SALE BY OWNER, SUITE 3, 19 WILLIAM STREET BALACLAVA

forsalebyouncr.com.au

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



403/18 RUSSELL PLACE, MELBOURNE, 🖾 1 🗁 1 æ -

\$395,000 to \$420,000

MEDIAN SALE PRICE



MELBOURNE, VIC, 3004

Suburb Median Sale Price (Unit)

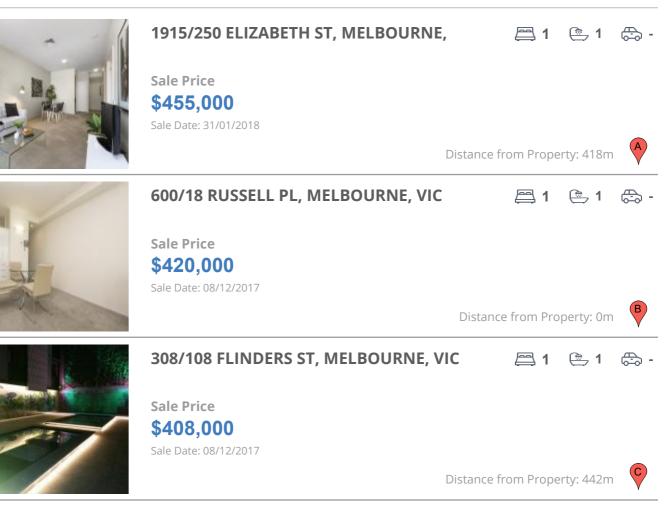
\$488,944

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



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

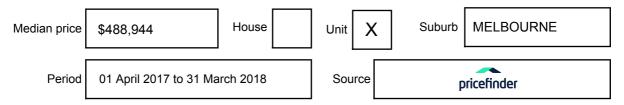
Indicative selling price

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

Price Range:

\$395,000 to \$420,000

Median sale price



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