

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

1702/222 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

64/47 LONSDALE STREET MELBOURNE VIC 3000	\$210,000	08-Feb-25
2215/39 LONSDALE STREET MELBOURNE VIC 3000	\$200,000	13-Feb-25
618/339 SWANSTON STREET MELBOURNE VIC 3000	\$220,000	17-Apr-25

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.~~

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**64/47 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$210,000** Sold Date **08-Feb-25**

Distance **0.3km**

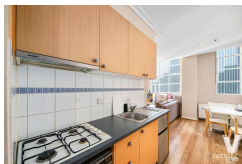


**2215/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$200,000** Sold Date **13-Feb-25**

Distance **0.32km**



**618/339 SWANSTON STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$220,000** Sold Date **17-Apr-25**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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