

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

2509/462 ELIZABETH 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

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

6210/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$583,000	29-Jun-21
6109/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$570,000	29-Jun-21
1701/87 FRANKLIN STREET MELBOURNE VIC 3000	\$610,000	10-Jan-22

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: 18 July 2022



6210/442-450 ELIZABETH STREET Sold Price **\$583,000** Sold Date **29-Jun-21**
MELBOURNE VIC 3000

 2  1  1

Distance **0.06km**



6109/442-450 ELIZABETH STREET Sold Price **\$570,000** Sold Date **29-Jun-21**
MELBOURNE VIC 3000

 2  1  1

Distance **0.06km**



1701/87 FRANKLIN STREET Sold Price **\$610,000** Sold Date **10-Jan-22**
MELBOURNE VIC 3000

 2  1  1

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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