

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

2404/462 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

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

1806/25 TERRY STREET MELBOURNE VIC 3000	-	02-Aug-23
3203/120 A'BECKETT STREET MELBOURNE VIC 3000	\$581,000	09-Aug-23
1606/155 FRANKLIN STREET MELBOURNE VIC 3000	\$650,000	25-Jul-23

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: 20 September 2023



**1806/25 TERRY STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

- Sold Date **02-Aug-23**

Distance **0.09km**



**3203/120 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$581,000 Sold Date **09-Aug-23**

Distance **0.17km**



**1606/155 FRANKLIN STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **\$650,000** Sold Date **25-Jul-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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