

## 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

706/455 Elizabeth Street Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$285,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2019

to

31 Jan 2020

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

3605/80 Abeckett Street Melbourne VIC 3000	\$330,000	28-Jan-20
2205/25 Therry Street Melbourne VIC 3000	\$330,000	16-Dec-19
3409A/8 Franklin Street Melbourne VIC 3000	\$310,000	12-Nov-19

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: 13 February 2020

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**3605/80 Abeckett Street  
Melbourne VIC 3000**

Sold Price <sup>RS</sup> **\$330,000** <sup>UN</sup> Sold Date **28-Jan-20**

1 1 -

Distance **0.11km**

Contact



**2205/25 Therry Street Melbourne  
VIC 3000**

Sold Price **\$330,000** Sold Date **16-Dec-19**

1 1 -

Distance **0.17km**

Contact



**3409A/8 Franklin Street Melbourne  
VIC 3000**

Sold Price **\$310,000** Sold Date **12-Nov-19**

1 1 -

Distance **0.2km**

Contact

RS = Recent sale

UN = Undisclosed Sale

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