

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

2309/462 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

\$535,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2018

to

30 Nov 2019

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

6001/442-450 Elizabeth Street Melbourne VIC 3000	\$540,000	20-Sep-19
2307/155 Franklin Street Melbourne VIC 3000	\$535,000	06-Sep-19
505/296-300 Little Lonsdale Street Melbourne VIC 3000	\$558,000	30-Aug-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: 06 December 2019

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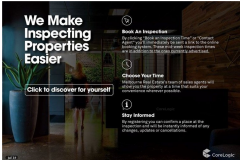


**6001/442-450 Elizabeth Street
Melbourne VIC 3000**

Sold Price **\$540,000** Sold Date **20-Sep-19**

2 1 -

Distance **0.06km**



**2307/155 Franklin Street Melbourne
VIC 3000**

Sold Price **\$535,000** Sold Date **06-Sep-19**

2 1 -

Distance **0.17km**



**505/296-300 Little Lonsdale Street
Melbourne VIC 3000**

Sold Price **\$558,000** Sold Date **30-Aug-19**

2 1 -

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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