

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	1404/225 Elizabeth Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$510,000	&	\$530,000

Median sale price

Median price	\$455,000	Hou	se	Unit	Х	Suburb	Melbourne
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

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 six 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 1 1304/318 Russell St MELBOURNE 3000 \$535,000 14/06/2019 2 2402/483 Swanston St MELBOURNE 3000 \$530,000 27/04/2019 3 314/422 Collins St MELBOURNE 3000 \$525,000 14/04/2019

OR

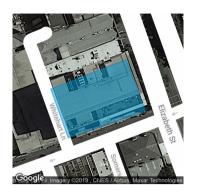
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$510,000 - \$530,000 Median Unit Price June quarter 2019: \$455,000

Comparable Properties

1304/318 Russell St MELBOURNE 3000 (VG)

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Price: \$535,000 Method: Sale Date: 14/06/2019

Rooms: -

-2

Property Type: Strata Unit/Flat

2402/483 Swanston St MELBOURNE 3000 (VG) Agent Comments

2

-



Price: \$530,000 Method: Sale Date: 27/04/2019

Rooms: -

Property Type: Strata Unit/Flat

314/422 Collins St MELBOURNE 3000 (REI/VG) Agent Comments







Price: \$525,000 **Method:** Private Sale **Date:** 14/04/2019

Rooms: 3

Property Type: Apartment

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Agent Comments