

## 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

6906/462 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

or range  
between

\$1,000,000

&

\$1,100,000

### 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

603/120 Abeckett Street Melbourne VIC 3000	\$980,000	25-Oct-19
48/394-396 La Trobe Street Melbourne VIC 3000	\$1,000,000	18-Apr-19
5202/318 Russell Street Melbourne VIC 3000	\$1,270,000	27-Jun-18

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



**603/120 Abeckett Street Melbourne VIC 3000** Sold Price

<sup>RS</sup> **\$980,000**

Sold Date **25-Oct-19**

3 2 1

Distance **0.17km**



**48/394-396 La Trobe Street Melbourne VIC 3000**

Sold Price

**\$1,000,000**

Sold Date **18-Apr-19**

3 2 1

Distance **0.41km**



**5202/318 Russell Street Melbourne VIC 3000** Sold Price

**\$1,270,000**

Sold Date **27-Jun-18**

3 2 1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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