

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

1004/250 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$360,000

 &

\$370,000

Median sale price

Median price

\$485,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/04/2023

 to

30/06/2023

 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	1203/380 Little Lonsdale St MELBOURNE 3000	\$370,000	06/04/2023
2	2405/31 ABeckett St MELBOURNE 3000	\$365,000	14/04/2023
3	1506/135 ABeckett St MELBOURNE 3000	\$365,000	11/05/2023

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.~~

This Statement of Information was prepared on:

24/07/2023 13:11



1 -

Property Type: Retail (Com)

Agent Comments

Indicative Selling Price

\$360,000 - \$370,000

Median Unit Price

June quarter 2023: \$485,000

Comparable Properties



1203/380 Little Lonsdale St MELBOURNE 3000 (VG) Agent Comments

1 - -

Price: \$370,000

Method: Sale

Date: 06/04/2023

Property Type: Flat/Unit/Apartment (Res)

2405/31 ABeckett St MELBOURNE 3000 (VG) Agent Comments

1 - -

Price: \$365,000

Method: Sale

Date: 14/04/2023

Property Type: Flat/Unit/Apartment (Res)



1506/135 ABeckett St MELBOURNE 3000 (REI) Agent Comments

1 1 -

Price: \$365,000

Method: Private Sale

Date: 11/05/2023

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255