

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

1010/442-450 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

\$520,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

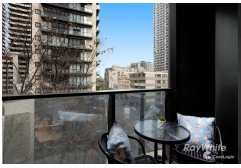
402/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$511,000	29-Jun-23
1702/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$540,000	09-Jun-23

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.

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402/442-450 ELIZABETH STREET Sold Price **\$511,000** Sold Date **29-Jun-23**
MELBOURNE VIC 3000

 2  1  1

Distance **0km**



1702/442-450 ELIZABETH STREET Sold Price ^{RS} **\$540,000** Sold Date **09-Jun-23**
MELBOURNE VIC 3000

 2  1  -

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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