

## 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

1109/462 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

\$500,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

1205/462 ELIZABETH STREET MELBOURNE VIC 3000	\$500,000	18-Jul-23
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.

This Statement of Information was prepared on: 15 November 2023

**1205/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

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Sold Price **\$500,000** Sold Date **18-Jul-23**Distance **0km****402/442-450 ELIZABETH STREET  
MELBOURNE VIC 3000**

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Sold Price **\$511,000** Sold Date **29-Jun-23**Distance **0.06km****1702/442-450 ELIZABETH STREET  
MELBOURNE VIC 3000**

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Sold Price <sup>RS</sup> **\$540,000** Sold Date **09-Jun-23**Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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