

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

1315/250 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

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

1305/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$448,888	23-Nov-23
1608/318 RUSSELL STREET MELBOURNE VIC 3000	\$420,000	24-Oct-23
1311/33 MACKENZIE STREET MELBOURNE VIC 3000	\$450,000	06-Sep-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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1305/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price

\$448,888

Sold Date **23-Nov-23**

Distance **0.43km**



1608/318 RUSSELL STREET MELBOURNE VIC 3000

2 1 -

Sold Price

\$420,000

Sold Date **24-Oct-23**

Distance **0.5km**



1311/33 MACKENZIE STREET MELBOURNE VIC 3000

2 1 -

Sold Price

\$450,000

Sold Date **06-Sep-23**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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