

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

3104/462 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

2204/462 ELIZABETH STREET MELBOURNE VIC 3000	\$600,000	06-Feb-24
2804/462 ELIZABETH STREET MELBOURNE VIC 3000	\$605,000	15-Mar-24
3609/462 ELIZABETH STREET MELBOURNE VIC 3000	\$520,000	26-Mar-24

OR

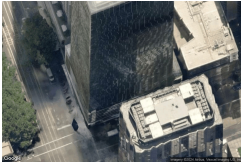
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 18 June 2024

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**2204/462 ELIZABETH STREET
MELBOURNE VIC 3000**

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Sold Price **\$600,000** Sold Date **06-Feb-24**Distance **0km****2804/462 ELIZABETH STREET
MELBOURNE VIC 3000**

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Sold Price **\$605,000** Sold Date **15-Mar-24**Distance **0km****3609/462 ELIZABETH STREET
MELBOURNE VIC 3000**

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Sold Price **\$520,000** Sold Date **26-Mar-24**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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