

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 3410/462 Elizabeth Street, Melbourne, VIC 3000

Indicative selling price

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

Single Price \$0

Median sale price

Median price \$577,500 Property Type House Suburb Melbourne (3000)

Period - From 01/03/2023 to 01/03/2024 Source REA

Comparable property sales

A These are two 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
1902/462 ELIZABETH STREET, MELBOURNE VIC 3000	\$560,000	23/10/2024
4505/462 ELIZABETH STREET, MELBOURNE VIC 3000	\$525,000	11/09/2023

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: 13/03/2024