

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 406/225 Elizabeth, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$740,000

&

\$780,000

Median sale price

Median price

\$539,150

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/03/2023

to

29/02/2024

Source

Pricefinder

Comparable property sales

A

These are the three 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

1902/318 RUSSELL STREET, MELBOURNE VIC 3000

\$785,000

22/12/2023

3313/350 WILLIAM STREET, MELBOURNE VIC 3000

\$780,000

09/02/2024

806/265 Exhibition Street Melbourne Vic 3000

\$752,000

31/10/2023

This Statement of Information was prepared on: 07/03/2024