

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

4604/462 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

or range
between

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

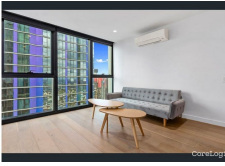
Date of sale

6105/462 ELIZABETH STREET MELBOURNE VIC 3000	\$530,000	19-Dec-23
1902/462 ELIZABETH STREET MELBOURNE VIC 3000	\$560,000	23-Oct-23
6002/462 ELIZABETH STREET MELBOURNE VIC 3000	\$560,000	31-Oct-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: 12 March 2024



**6105/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$530,000** Sold Date **19-Dec-23**

Distance **0km**



**1902/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$560,000** Sold Date **23-Oct-23**

Distance **0km**



**6002/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price Sold Date **31-Oct-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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