

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

2110/462 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

\$570,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

6008/135 A'BECKETT STREET MELBOURNE VIC 3000	\$635,000	01-Aug-23
1407/28 WILLS STREET MELBOURNE VIC 3000	\$623,750	15-May-23
1605/6 LEICESTER STREET CARLTON VIC 3053	\$636,000	01-Aug-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: 06 November 2023



**6008/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$635,000** Sold Date **01-Aug-23**

Distance **0.25km**

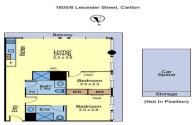


**1407/28 WILLS STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$623,750** Sold Date **15-May-23**

Distance **0.42km**



**1605/6 LEICESTER STREET
CARLTON VIC 3053**

 2  2  1

Sold Price **\$636,000** Sold Date **01-Aug-23**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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