

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

505/225 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

2111/250 ELIZABETH STREET MELBOURNE VIC 3000	\$435,000	10-Aug-23
1305/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$448,888	28-Nov-23
3202/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$450,000	14-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: 21 December 2023

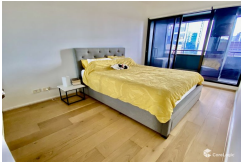


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2111/250 ELIZABETH STREET
MELBOURNE VIC 3000

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Sold Price **\$435,000** Sold Date **10-Aug-23**

Distance **0.09km**



1305/380-386 LITTLE LONSDALE
STREET MELBOURNE VIC 3000

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Sold Price ^{RS} **\$448,888** Sold Date **28-Nov-23**

Distance **0.39km**



3202/8 SUTHERLAND STREET
MELBOURNE VIC 3000

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Sold Price ^{RS} **\$450,000** Sold Date **14-Oct-23**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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