

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 505/250 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$299,500

Median sale price

Median price \$478,564

Property Type Unit

Suburb Melbourne

Period - From 01/01/2023

to 31/12/2023

Source REIV

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 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
1	813/471 Little Bourke St MELBOURNE 3000	\$290,000	22/09/2023
2	1004/250 Elizabeth St MELBOURNE 3000	\$280,000	30/11/2023
3	513/250 Elizabeth St MELBOURNE 3000	\$274,000	30/10/2023

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 six months.~~

This Statement of Information was prepared on:

07/02/2024 11:40