

## 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

5408/442-450 ELIZABETH STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

2308/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$396,000	04-Oct-23
5206/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$392,000	03-Jul-23
4508/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$395,000	21-Oct-22

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.

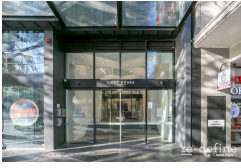
This Statement of Information was prepared on: 06 October 2023

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**2308/442-450 ELIZABETH STREET** Sold Price <sup>RS</sup> **\$396,000** <sup>UN</sup> Sold Date **04-Oct-23**  
**MELBOURNE VIC 3000**

1 1 -

Distance **0km**



**5206/442-450 ELIZABETH STREET** Sold Price **\$392,000** Sold Date **03-Jul-23**  
**MELBOURNE VIC 3000**

1 1 -

Distance **0km**



**4508/442-450 ELIZABETH STREET** Sold Price **\$395,000** Sold Date **21-Oct-22**  
**MELBOURNE VIC 3000**

1 1 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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