

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

5703/462 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

2102/60 A'BECKETT STREET MELBOURNE VIC 3000	450000	01-Apr-24
1701/135 A'BECKETT STREET MELBOURNE VIC 3000	383000	29-Oct-23
804/60 A'BECKETT STREET MELBOURNE VIC 3000	420000	27-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: 23 April 2024



**2102/60 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **450000** Sold Date **01-Apr-24**

Distance **0.13km**

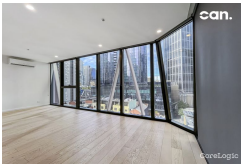


**1701/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **383000** Sold Date **29-Oct-23**

Distance **0.25km**



**804/60 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **420000** Sold Date **27-Oct-23**

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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