

## 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

6506/462 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 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

2702/462 ELIZABETH STREET MELBOURNE VIC 3000	\$520,000	11-Mar-23
2310/462 ELIZABETH STREET MELBOURNE VIC 3000	\$546,000	23-Jun-22
5710/462 ELIZABETH STREET MELBOURNE VIC 3000	\$560,000	12-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: 22 June 2023



**2702/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$520,000** Sold Date **11-Mar-23**

Distance **0km**



**2310/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$546,000** Sold Date **23-Jun-22**

Distance **0km**



**5710/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$560,000** Sold Date **12-Oct-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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