

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

6602/442-450 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

1103/87 FRANKLIN STREET MELBOURNE VIC 3000	\$675,000	09-May-23
1311/87 FRANKLIN STREET MELBOURNE VIC 3000	\$646,000	08-Jun-22
1006/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$650,000	09-Jun-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: 04 November 2023



**1103/87 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$675,000** Sold Date **09-May-23**

Distance **0.07km**



**1311/87 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$646,000** Sold Date **08-Jun-22**

Distance **0.07km**



**1006/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$650,000** Sold Date **09-Jun-23**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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