

# 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

711 225 Elizabeth Street, Melbourne Vic 3000
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$350,000
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 & 

\$370,000
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### Median sale price

Median price 

\$560,000
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 Property Type 

Unit
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 Suburb 

Melbourne
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Period - From 

12/08/2023
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 to 

11/08/2024
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 Source 

REIV
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### 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	1208/250 Elizabeth St MELBOURNE 3000	\$358,000	01/07/2024
2	15/398 La Trobe St MELBOURNE 3000	\$370,000	16/04/2024
3	1103/442 Elizabeth St MELBOURNE 3000	\$360,000	15/03/2024

**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: 

12/08/2024 21:21
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711 225 Elizabeth Street, Melbourne Vic 3000

Gina Donazzan  
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**Property Type:** Apartment  
**Land Size:** 53 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$370,000  
**Median Unit Price**  
12/08/2023 - 11/08/2024: \$560,000

## Comparable Properties



**1208/250 Elizabeth St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$358,000  
**Method:** Private Sale  
**Date:** 01/07/2024  
**Property Type:** Apartment



**15/398 La Trobe St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 16/04/2024  
**Property Type:** Apartment

**1103/442 Elizabeth St MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** Apartment

**Account - Melbourne Boutique Property**



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