

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

1404/225 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$499,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2019

to

30/09/2019

Source

REIV

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	304/68 La Trobe St MELBOURNE 3000	\$518,000	21/09/2019
2	501/838 Bourke St DOCKLANDS 3008	\$488,000	25/11/2019
3	1402/199 William St MELBOURNE 3000	\$485,000	05/10/2019

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:

30/12/2019 11:50



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$499,000

Median Unit Price
September quarter 2019: \$525,000

Comparable Properties



304/68 La Trobe St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$518,000
Method: Sale
Date: 21/09/2019
Property Type: Strata Unit/Flat

501/838 Bourke St DOCKLANDS 3008 (REI)

Agent Comments

2 1 -

Price: \$488,000
Method: Sold Before Auction
Date: 25/11/2019
Property Type: Apartment



1402/199 William St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$485,000
Method: Auction Sale
Date: 05/10/2019
Rooms: 4
Property Type: Apartment