

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 5806/462 Elizabeth Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$490,000

&

\$530,000

Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

02/11/2021

to

02/11/2022

Source

www.propertydata.com.au

Comparable property sales

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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
2310/462 ELIZABETH STREET, MELBOURNE VIC 3000	\$546,000	07/08/2022
7208/462 ELIZABETH STREET, MELBOURNE VIC 3000	\$540,000	28/02/2022
3001/462 ELIZABETH STREET, MELBOURNE VIC 3000	\$570,000	31/03/2020

This Statement of Information was prepared on: 02/11/2022