

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

6709/442-450 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

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

4102/81 A'BECKETT STREET MELBOURNE VIC 3000	-	23-Oct-24
6602/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$643,000	03-Jun-24
5903/135 A'BECKETT STREET MELBOURNE VIC 3000	\$640,000	08-Jan-24

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: 19 December 2024



**4102/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

RS - UN

Sold Date **23-Oct-24**

Distance **0.05km**



**6602/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$643,000

Sold Date **03-Jun-24**

Distance **0.07km**



**5903/135 A'BECKETT STREET
MELBOURNE VIC 3000**

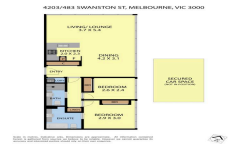
2 2 1

Sold Price

\$640,000

Sold Date **08-Jan-24**

Distance **0.18km**



**4203/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$692,000

Sold Date **11-Oct-23**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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