

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

1303/250 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

1109/250 ELIZABETH STREET MELBOURNE VIC 3000	\$555,000	18-Oct-23
2305/157 A'BECKETT STREET MELBOURNE VIC 3000	\$600,000	28-Nov-23
916/422-428 COLLINS STREET MELBOURNE VIC 3000	\$630,000	24-Oct-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: 13 December 2023

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**1109/250 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$555,000** Sold Date **18-Oct-23**

Distance **0.04km**



**2305/157 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$600,000** Sold Date **28-Nov-23**

Distance **0.47km**



**916/422-428 COLLINS STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$630,000** Sold Date **24-Oct-23**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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