

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

5805/442-450 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

\$415,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

5408/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$472,800	08-Nov-23
4601/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	24-Jan-24
5605/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$415,000	09-Jun-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: 27 May 2024



5408/442-450 ELIZABETH STREET Sold Price **\$472,800** Sold Date **08-Nov-23**
MELBOURNE VIC 3000

1 1 1

Distance **0km**



4601/442-450 ELIZABETH STREET Sold Price **\$465,000** Sold Date **24-Jan-24**
MELBOURNE VIC 3000

1 1 -

Distance **0.07km**



5605/442-450 ELIZABETH STREET Sold Price **\$415,000** Sold Date **09-Jun-23**
MELBOURNE VIC 3000

1 1 -

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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