

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

1109/250 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 30/06/2023 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	1104/285 La Trobe St MELBOURNE 3000	\$556,000	28/03/2023
2	1406/250 Elizabeth St MELBOURNE 3000	\$545,999	23/06/2023
3	1702/442 Elizabeth St MELBOURNE 3000	\$540,000	09/06/2023

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:

24/07/2023 15:05



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

June quarter 2023: \$485,000

Comparable Properties



1104/285 La Trobe St MELBOURNE 3000
(REI/VG)

Agent Comments

2
 1
 1

Price: \$556,000

Method: Private Sale

Date: 28/03/2023

Property Type: Apartment



1406/250 Elizabeth St MELBOURNE 3000
(REI/VG)

Agent Comments

2
 1
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Price: \$545,999

Method: Private Sale

Date: 23/06/2023

Property Type: Apartment



1702/442 Elizabeth St MELBOURNE 3000
(REI/VG)

Agent Comments

2
 1
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Price: \$540,000

Method: Private Sale

Date: 09/06/2023

Property Type: Unit