

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

3806/462 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

4106/462 ELIZABETH STREET MELBOURNE VIC 3000	-	09-Oct-23
6506/462 ELIZABETH STREET MELBOURNE VIC 3000	\$550,000	11-Aug-23
7406/462 ELIZABETH STREET MELBOURNE VIC 3000	\$682,000	16-Mar-15

OR

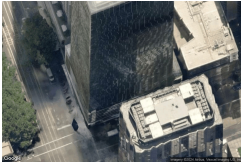
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 17 June 2024

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**4106/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

- Sold Date **09-Oct-23**

Distance **0km**



**6506/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$550,000 Sold Date **11-Aug-23**

Distance **0km**



**7406/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$682,000 Sold Date **16-Mar-15**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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