

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

2506/250 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

1606/157 A'BECKETT STREET MELBOURNE VIC 3000	\$565,000	22-Jun-24
4408/135 A'BECKETT STREET MELBOURNE VIC 3000	\$570,000	15-Jun-24
4711/135 A'BECKETT STREET MELBOURNE VIC 3000	\$587,000	17-May-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: 08 August 2024



**1606/157 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS}

\$565,000

Sold Date

22-Jun-24

Distance

0.44km



**4408/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS}

\$570,000

Sold Date

15-Jun-24

Distance

0.41km



**4711/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$587,000

Sold Date

17-May-24

Distance

0.41km



**903/8 SUTHERLAND STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$560,000

Sold Date

08-Feb-24

Distance

0.23km



**1303/250 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$565,000

Sold Date

21-Dec-23

Distance

0km



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

2 1 -

Sold Price

\$555,000

Sold Date

18-Oct-23

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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