

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

1005/225 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$400,000

 &

\$440,000

Median sale price

Median price

\$559,950

 Property Type

Unit

 Suburb

Melbourne

Period - From

03/08/2023

 to

02/08/2024

 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	1210/270 King St MELBOURNE 3000	\$435,000	03/07/2024
2	901/233 Collins St MELBOURNE 3000	\$440,000	08/06/2024
3	505/225 Elizabeth St MELBOURNE 3000	\$420,000	22/02/2024

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:

03/08/2024 08:42

1005/225 Elizabeth Street, Melbourne Vic 3000



2 1 -

Property Type: Strata Unit/Flat
Land Size: 60m2 sqm approx
Agent Comments
Lovely views over the Historical GPO

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
03/08/2023 - 02/08/2024: \$559,950

Lovely views over the Historical GPO

Comparable Properties



1210/270 King St MELBOURNE 3000 (REI)

[Agent Comments](#)

2 1 -

Price: \$435,000
Method: Private Sale
Date: 03/07/2024
Property Type: Apartment



901/233 Collins St MELBOURNE 3000 (REI)

[Agent Comments](#)

2 1 -

Price: \$440,000
Method: Private Sale
Date: 08/06/2024
Property Type: Apartment



505/225 Elizabeth St MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$420,000
Method: Private Sale
Date: 22/02/2024
Rooms: 3
Property Type: Apartment

Account - Melbourne Boutique Property



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