

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

6105/462 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

2 Bed Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Realestate.com

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

6002/462 ELIZABETH STREET MELBOURNE VIC 3000	\$560,000	03-Nov-23
3504/462 ELIZABETH STREET MELBOURNE VIC 3000	\$540,000	04-Sep-23
5705/462 ELIZABETH STREET MELBOURNE VIC 3000	\$530,000	13-Aug-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: 10 October 2023