

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

1508/225 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$650,000

&

\$710,000

Median sale price

Median price \$501,900

Property Type Unit

Suburb Melbourne

Period - From 01/10/2021

to

31/12/2021

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	49/36 Drummond St CARLTON 3053	\$710,000	11/12/2021
2	11/39 Rathdowne St CARLTON 3053	\$699,000	22/10/2021
3	2203/22-24 Jane Bell La MELBOURNE 3000	\$670,000	17/02/2022

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:

21/02/2022 20:16



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

December quarter 2021: \$501,900

Comparable Properties

49/36 Drummond St CARLTON 3053 (REI/VG)

Agent Comments

2
 1
 1

Price: \$710,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Apartment

11/39 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments

2
 1
 1

Price: \$699,000

Method: Sold Before Auction

Date: 22/10/2021

Property Type: Apartment



2203/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

2
 1
 1

Price: \$670,000

Method: Private Sale

Date: 17/02/2022

Property Type: Apartment