

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 801/250 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$349,500

Median sale price

Median price \$488,800

Property Type Unit

Suburb Melbourne

Period - From 01/04/2023

to 31/03/2024

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 | 12/392 Little Collins St MELBOURNE 3000 | \$353,000 | 19/06/2024 |
| 2 | 2512/135 Abeckett St MELBOURNE 3000 | \$340,000 | 13/03/2024 |
| 3 | 1002/225 Elizabeth St MELBOURNE 3000 | \$330,000 | 21/02/2024 |

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:

26/06/2024 12:48