

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

408/225 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$499,000

House

Unit

X

Suburb

Melbourne

Period - From

01/04/2017

to

30/06/2017

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	1008/225 Elizabeth St MELBOURNE 3000	\$575,000	04/03/2017
2	609/668 Bourke St MELBOURNE 3000	\$556,000	06/07/2017
3	610/399 Bourke St MELBOURNE 3000	\$549,000	27/05/2017

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.



0
 2
 1

Rooms: 1
Property Type: Apartment
Agent Comments
 Includes additional storage

Indicative Selling Price
 \$500,000 - \$550,000
Median Unit Price
 June quarter 2017: \$499,000

Comparable Properties



1008/225 Elizabeth St MELBOURNE 3000 (REI) Agent Comments

2
 1
 1

Price: \$575,000
Method: Private Sale
Date: 04/03/2017
Rooms: 3
Property Type: Apartment
Land Size: 70 sqm approx



609/668 Bourke St MELBOURNE 3000 (REI) Agent Comments

2
 1
 1

Price: \$556,000
Method: Auction Sale
Date: 06/07/2017
Rooms: -
Property Type: Apartment



610/399 Bourke St MELBOURNE 3000 (REI) Agent Comments

2
 1
 1

Price: \$549,000
Method: Private Sale
Date: 27/05/2017
Rooms: -
Property Type: Apartment