

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

2807/442-450 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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

225/28 Little Lonsdale Street Melbourne VIC 3000	\$900,000	13-May-20
1705/601 Little Lonsdale Street Melbourne VIC 3000	\$800,000	17-Jun-20
128/22 Kavanagh Street Southbank VIC 3006	\$760,000	25-Apr-20

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: 22 December 2020

Register your interest to inspect this property
Registered attendees will receive instant notification of any changes to inspection dates and times.
How to register
Register for scheduled open inspections through the online booking system.
NOTE: If registrations are not received, the open may not go ahead.



225/28 Little Lonsdale Street Melbourne VIC 3000

 3  2  1

Sold Price **\$900,000** Sold Date **13-May-20**

Distance **0.84km**



1705/601 Little Lonsdale Street Melbourne VIC 3000

 3  2  1

Sold Price **\$800,000** Sold Date **17-Jun-20**

Distance **0.87km**



128/22 Kavanagh Street Southbank VIC 3006

 3  2  1

Sold Price **\$760,000** Sold Date **25-Apr-20**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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