

## 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

509/225 Elizabeth Street Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2020

to

31 May 2021

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 2407/11 Rose Lane Melbourne VIC 3000        | \$420,000 | 20-Jan-21 |
| 4/422-428 Collins Street Melbourne VIC 3000 | \$467,500 | 12-Apr-21 |
| 2103/285 La Trobe Street Melbourne VIC 3000 | \$505,000 | 03-Mar-21 |

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: 04 June 2021

# PAVILION

property

Joe Morabito

P 1300 728 454

M 0402214257

E [joe@pavilionproperty.com.au](mailto:joe@pavilionproperty.com.au)



**2407/11 Rose Lane Melbourne VIC 3000**

Sold Price

**\$420,000**

Sold Date

**20-Jan-21**

2

1

1

Distance

**0.8km**



**4/422-428 Collins Street Melbourne VIC 3000**

Sold Price

**\$467,500**

Sold Date

**12-Apr-21**

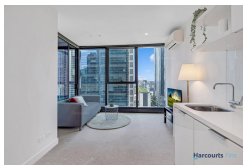
2

1

1

Distance

**0.44km**



**2103/285 La Trobe Street Melbourne VIC 3000**

Sold Price

**\$505,000**

Sold Date

**03-Mar-21**

2

1

1

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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