

# 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 5805/442 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)

Price Range

\$390,000

&

\$420,000

### Median sale price

Median price

\$395,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

14/11/2023

to

14/11/2024

Source

REA

### Comparable property sales

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
L6 601/398 ELIZABETH STREET, MELBOURNE VIC 3000	\$390,000	11/09/2024
1105/120 ABECKETT STREET, MELBOURNE VIC 3000	\$410,000	19/08/2024
2006/160 VICTORIA STREET, CARLTON VIC 3053	\$400,000	17/07/2024

This Statement of Information was prepared on: 14/11/2024