

## 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

6002/462 ELIZABETH STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

2 Bed Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Realestate.com

### 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

6506/462 ELIZABETH STREET MELBOURNE VIC 3000	\$550,000	11-Aug-23
3504/462 ELIZABETH STREET MELBOURNE VIC 3000	\$540,000	04-Sep-23
5705/462 ELIZABETH STREET MELBOURNE VIC 3000	\$530,000	13-Aug-23

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: 10 October 2023

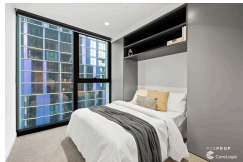


**6506/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$550,000** Sold Date **11-Aug-23**

Distance **0km**



**3504/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price <sup>RS</sup> **\$540,000** Sold Date **04-Sep-23**

Distance **0km**



**5705/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$530,000** Sold Date **13-Aug-23**

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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