

## 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

5506/462 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

\$595,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

611/68 LA TROBE STREET MELBOURNE VIC 3000	\$625,000	10-Oct-24
301/33 MACKENZIE STREET MELBOURNE VIC 3000	\$635,000	28-Oct-24
1603/618 LONSDALE STREET MELBOURNE VIC 3000	\$620,000	17-Dec-24

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: 18 December 2024

Rita Lin

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**611/68 LA TROBE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

<sup>RS</sup>

**\$625,000**

Sold Date

**10-Oct-24**

Distance

**0.53km**



**301/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

<sup>RS</sup>

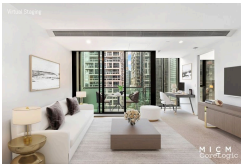
**\$635,000**

Sold Date

**28-Oct-24**

Distance

**0.55km**



**1603/618 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

<sup>RS</sup>

**\$620,000**

Sold Date

**17-Dec-24**

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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