



## 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 613/250 Elizabeth Street, Melbourne, 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$260,000.00 & \$280,000.00

### Median sale price

Median price \$530,000.00 Property type Unit/Apartment Suburb MELBOURNE

Period - From Oct 2022 to Dec 2022 Source REIV

### Comparable property sales

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
303/471 Little Bourke St MELBOURNE 3000	\$275,000.00	9/01/2023
3016/350 William St MELBOURNE 3000	\$270,000.00	21/11/2022
405/471 Little Bourke St MELBOURNE 3000	\$262,000.00	28/02/2023

This Statement of Information was prepared on: Wednesday 22nd March 2023