

## 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

1108/250 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

\$350,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

1208/250 ELIZABETH STREET MELBOURNE VIC 3000	\$358,000	01-Jul-24
1607/250 ELIZABETH STREET MELBOURNE VIC 3000	\$387,500	11-Sep-23
1804/250 ELIZABETH STREET MELBOURNE VIC 3000	\$410,000	07-Jan-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: 24 September 2024



**1208/250 ELIZABETH STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$358,000** Sold Date **01-Jul-24**

Distance **0km**



**1607/250 ELIZABETH STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$387,500** Sold Date **11-Sep-23**

Distance **0km**



**1804/250 ELIZABETH STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$410,000** Sold Date **07-Jan-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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