

# 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 406/225 Elizabeth, 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

\$660,000

&

\$726,000

### Median sale price

Median price

\$475,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/11/2023

to

31/10/2024

Source

PropTrack

### 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
2010/318 RUSSELL STREET, MELBOURNE VIC 3000	\$740,000	07/05/2024
2715/601 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$680,000	22/07/2024
2801/138 SPENCER STREET, MELBOURNE VIC 3000	\$705,000	04/11/2024

This Statement of Information was prepared on: 07/11/2024