

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

6603/442-450 Elizabeth Street Melbourne VIC 3000

Indicative selling price

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

Single Price

\$428,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

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

505/442-450 Elizabeth Street Melbourne VIC 3000	\$400,000	07-Oct-19
2506/80 Abeckett Street Melbourne VIC 3000	\$425,000	30-Dec-20

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: 25 February 2021



**505/442-450 Elizabeth Street
Melbourne VIC 3000**

 1  1  -

Sold Price

\$400,000

Sold Date

07-Oct-19

Distance

-



**2506/80 Abeckett Street
Melbourne VIC 3000**

 1  1  -

Sold Price

\$425,000

Sold Date

30-Dec-20

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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