

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

816/250 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$315,000 & \$330,000

Median sale price

Median price \$480,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2018 to 30/09/2019 Source REIV

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 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 |
|---|------------------------------------|-----------|--------------|
| 1 | 1708/31 ABeckett St MELBOURNE 3000 | \$327,000 | 14/09/2019 |
| 2 | 1211/135 City Rd SOUTHBANK 3006 | \$325,000 | 14/08/2019 |
| 3 | 805/228 ABeckett St MELBOURNE 3000 | \$320,000 | 10/08/2019 |

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 six months.~~

This Statement of Information was prepared on:

18/11/2019 19:26



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$315,000 - \$330,000

Median Unit Price

Year ending September 2019: \$480,000

Comparable Properties



1708/31 ABeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$327,000

Method: Private Sale

Date: 14/09/2019

Rooms: 3

Property Type: Apartment



1211/135 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

1 1 -

Price: \$325,000

Method: Private Sale

Date: 14/08/2019

Rooms: 3

Property Type: Apartment

805/228 ABeckett St MELBOURNE 3000 (VG)

Agent Comments

1 - -

Price: \$320,000

Method: Sale

Date: 10/08/2019

Property Type: Strata Unit/Flat