## 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

1010/442-450 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	or range between	\$465,000	&	\$470,000
onigio i noc	between	Ψ 100,000	<u> </u>	Ψ170,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$413,000	Prope	erty type	ype Unit		Suburb	Melbourne
Period-from	01 Dec 2023	to	30 Nov 2	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
1610/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	23-Sep-24
5510/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$478,000	24-Aug-24
1205/250 ELIZABETH STREET MELBOURNE VIC 3000	\$470,000	23-Jun-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: 03 December 2024





Property Reports M 1300867044 E colin@forsalebyowner.com.au



1610/442-450 ELIZABETH STREET Sold Price **MELBOURNE VIC 3000** 

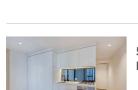
**⇔** -

□ -

**\$465,000** Sold Date **23-Sep-24** 

Distance

0km



5510/442-450 ELIZABETH STREET Sold Price **MELBOURNE VIC 3000** 

\$478,000 Sold Date 24-Aug-24

Distance

0km



1205/250 ELIZABETH STREET **MELBOURNE VIC 3000** 

₾ 1

₽ 1

**=** 2

Sold Price

**\$470,000** Sold Date **23-Jun-24** 

Distance

0.52km

**RS** = Recent sale UN = Undisclosed Sale

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