

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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



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

Sold Price

\$465,000

Sold Date

23-Sep-24

2 1 -

Distance

0km



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

Sold Price

\$478,000

Sold Date

24-Aug-24

2 1 -

Distance

0km



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

Sold Price

\$470,000

Sold Date

23-Jun-24

2 1 -

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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