

## 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

411/225 Elizabeth Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$388,000

#### Median sale price

Median price

\$410,000

House

Unit

X

Suburb

Melbourne

Period - From

01/01/2019

to

31/03/2019

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	2309/601 Little Lonsdale St MELBOURNE 3000	\$400,000	04/03/2019
2	105/29-31 Market St MELBOURNE 3000	\$400,000	08/12/2018
3	109/25 Byron St NORTH MELBOURNE 3051	\$390,000	18/03/2019

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.



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$388,000

**Median Unit Price**  
 March quarter 2019: \$410,000

## Comparable Properties



**2309/601 Little Lonsdale St MELBOURNE 3000**    **Agent Comments**  
**(REI/VG)**

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**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 04/03/2019  
**Rooms:** 2  
**Property Type:** Apartment



**105/29-31 Market St MELBOURNE 3000**    **Agent Comments**  
**(REI/VG)**

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**Price:** \$400,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** 2  
**Property Type:** Apartment



**109/25 Byron St NORTH MELBOURNE 3051**    **Agent Comments**  
**(REI)**

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**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 18/03/2019  
**Rooms:** -  
**Property Type:** Apartment