

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	411/225 Elizabeth Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Single price \$388,000

Median sale price

Median price	\$410,000	Hou	Ise	Unit	Х	Suburb	Melbourne
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

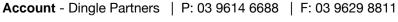
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Date of sale **Price** 1 2309/601 Little Lonsdale St MELBOURNE 3000 \$400,000 04/03/2019 105/29-31 Market St MELBOURNE 3000 2 \$400,000 08/12/2018

OR

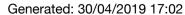
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B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





109/25 Byron St NORTH MELBOURNE 3051



18/03/2019





\$390,000







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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4

Price: \$400,000 **Method:** Private Sale **Date:** 04/03/2019

Rooms: 2

Property Type: Apartment



105/29-31 Market St MELBOURNE 3000

(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

(REI)

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Price: \$390,000 **Method:** Private Sale **Date:** 18/03/2019

Rooms: -

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





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Agent Comments

Agent Comments