

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

3504/462 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

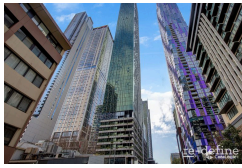
Date of sale

6506/462 ELIZABETH STREET MELBOURNE VIC 3000	\$550,000	11-Aug-23
1601/60 A'BECKETT STREET MELBOURNE VIC 3000	\$560,000	21-Jul-23
4409/120 A'BECKETT STREET MELBOURNE VIC 3000	\$565,000	14-Jun-23

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: 21 August 2023



**6506/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS}

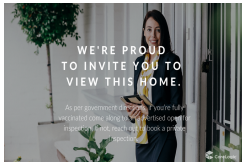
\$550,000

Sold Date

11-Aug-23

Distance

0km



**1601/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS}

\$560,000

Sold Date

21-Jul-23

Distance

0.13km



**4409/120 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$565,000

Sold Date

14-Jun-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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