

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

819/250 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

2303/618 LONSDALE STREET MELBOURNE VIC 3000	\$601,000	07-Sep-24
1708/618 LONSDALE STREET MELBOURNE VIC 3000	\$642,880	21-Aug-24
265 EXHIBITION STREET FITZROY VIC 3065	\$595,000	23-Jul-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: 12 September 2024



**2303/618 LONSDALE STREET
 MELBOURNE VIC 3000**

 2  2  1

Sold Price

^{RS} **\$601,000**

Sold Date **07-Sep-24**

Distance **0.82km**



**1708/618 LONSDALE STREET
 MELBOURNE VIC 3000**

 2  2  1

Sold Price

^{RS} **\$642,880**

Sold Date **21-Aug-24**

Distance **0.82km**



**265 EXHIBITION STREET FITZROY
 VIC 3065**

 2  2  1

Sold Price

^{RS} **\$595,000** ^{UN}

Sold Date **23-Jul-24**

Distance **0.61km**

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

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