

# 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

1606/225 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

\$459,000

### Median sale price

Median price

\$481,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2021

to

31/03/2021

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	2001/500 Elizabeth St MELBOURNE 3000	\$438,000	08/05/2021
2	1510/81 Abeckett St MELBOURNE 3000	\$423,000	26/12/2020
3	2205/38 Rose La MELBOURNE 3000	\$420,000	21/11/2020

**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.~~

This Statement of Information was prepared on:

12/05/2021 09:06



2  
 1  
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$459,000

**Median Unit Price**

March quarter 2021: \$481,500

## Comparable Properties



**2001/500 Elizabeth St MELBOURNE 3000 (REI)** Agent Comments

2  
 1  
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**Price:** \$438,000

**Method:** Private Sale

**Date:** 08/05/2021

**Property Type:** Apartment

**1510/81 Abeckett St MELBOURNE 3000 (REI/VG)**

Agent Comments

2  
 1  
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**Price:** \$423,000

**Method:** Private Sale

**Date:** 26/12/2020

**Rooms:** 3

**Property Type:** Apartment



**2205/38 Rose La MELBOURNE 3000 (REI/VG)** Agent Comments

2  
 1  
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**Price:** \$420,000

**Method:** Private Sale

**Date:** 21/11/2020

**Property Type:** Apartment