

## 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

2310/462 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$535,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2021

to

31 May 2022

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 602/462 ELIZABETH STREET MELBOURNE VIC 3000  | \$490,000 | 17-Sep-21 |
| 1210/462 ELIZABETH STREET MELBOURNE VIC 3000 | \$500,800 | 01-Dec-21 |
| 2102/462 ELIZABETH STREET MELBOURNE VIC 3000 | \$573,000 | 24-Nov-21 |

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: 08 June 2022



**602/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price

**\$490,000**

Sold Date

**17-Sep-21**

Distance

-



**1210/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price

**\$500,800**

Sold Date

**01-Dec-21**

Distance

-



**2102/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price

**\$573,000**

Sold Date

**24-Nov-21**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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