

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

6610/442-450 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

5506/462 ELIZABETH STREET MELBOURNE VIC 3000	\$597,000	08-Jan-25
4102/81 A'BECKETT STREET MELBOURNE VIC 3000	\$600,000	23-Oct-24
2209/120 A'BECKETT STREET MELBOURNE VIC 3000	\$585,000	03-Sep-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: 07 February 2025

DYNAMIC

RESIDENTIAL

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**5506/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$597,000** Sold Date **08-Jan-25**

Distance **0.06km**



**4102/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$600,000** Sold Date **23-Oct-24**

Distance **0.11km**



**2209/120 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$585,000** Sold Date **03-Sep-24**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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