

# 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

1601/250 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)

Range between \$400,000 & \$420,000

### Median sale price

Median price \$490,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/03/2024 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	102/296 Flinders St MELBOURNE 3000	\$418,800	21/02/2024
2	3401/228 La Trobe St MELBOURNE 3000	\$412,000	15/05/2024
3	2213/250 Elizabeth St MELBOURNE 3000	\$400,000	10/05/2024

**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: 14/06/2024 10:36



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$400,000 - \$420,000  
**Median Unit Price**  
March quarter 2024: \$490,000

## Comparable Properties



**102/296 Flinders St MELBOURNE 3000 (REI/VG)**

Agent Comments



**Price:** \$418,800  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Property Type:** Apartment



**3401/228 La Trobe St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$412,000  
**Method:** Private Sale  
**Date:** 15/05/2024  
**Property Type:** Apartment



**2213/250 Elizabeth St MELBOURNE 3000 (REI/VG)**

Agent Comments



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 10/05/2024  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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