

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 504/225 Elizabeth Street, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$540,000

&

\$590,000

Median sale price

Median price

\$460,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/02/2020

to

31/01/2021

Source

corelogic

Comparable property sales

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
409/225 ELIZABETH STREET, MELBOURNE VIC 3000	\$540,000	09/07/2020
12/114 HARDWARE STREET, MELBOURNE VIC 3000	\$560,000	22/07/2020
1404/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$595,000	30/11/2020

This Statement of Information was prepared on: 08/02/2021