

## 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

2308/442-450 ELIZABETH STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

4508/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$395,000	21-Oct-22
4208/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$378,000	03-Mar-23
401/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$380,000	31-Aug-22

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: 04 April 2023



**4508/442-450 ELIZABETH STREET** Sold Price  
**MELBOURNE VIC 3000**

**\$395,000** Sold Date **21-Oct-22**

1 1 -

Distance **0km**

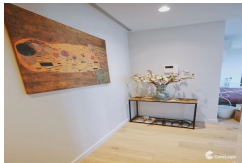


**4208/442-450 ELIZABETH STREET** Sold Price  
**MELBOURNE VIC 3000**

**\$378,000** Sold Date **03-Mar-23**

1 1 -

Distance **0km**



**401/442-450 ELIZABETH STREET** Sold Price  
**MELBOURNE VIC 3000**

**\$380,000** Sold Date **31-Aug-22**

1 1 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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