

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

511/250 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

\$365,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

711/225 ELIZABETH STREET MELBOURNE VIC 3000	\$367,500	28-Aug-24
403/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$375,000	14-Sep-24
601/398 ELIZABETH STREET MELBOURNE VIC 3000	\$390,000	11-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: 23 September 2024



**711/225 ELIZABETH STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$367,500** Sold Date **28-Aug-24**

Distance **0.09km**

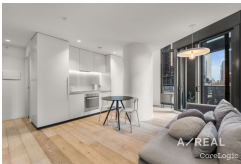


**403/5 SUTHERLAND STREET
 MELBOURNE VIC 3000**

 2  1  -

Sold Price ^{RS} **\$375,000** Sold Date **14-Sep-24**

Distance **0.23km**



**601/398 ELIZABETH STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$390,000** Sold Date **11-Sep-24**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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