

Michael Torcasio 03 9670 3330 0434 351 468 michael@galldon.com

Indicative Selling Price \$420,000 Median Unit Price Year ending March 2017: \$471,000



1 **1** 1

Rooms: 3

Property Type: Apartment **Land Size:** Apartment 59m2 sqm

Agent Comments

1 bedroom plus Study

Comparable Properties



1501/225 Elizabeth St MELBOURNE 3000 (REI) Agent Comments

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Price: \$420,000 Method: Private Sale Date: 14/12/2016

Rooms: 2

Property Type: Apartment



1211/250 Elizabeth St MELBOURNE 3000 (REI) Agent Comments





Price: \$410,000 **Method:** Private Sale **Date:** 04/03/2017

Rooms: 2

Property Type: Apartment

1409/225 Elizabeth St MELBOURNE 3000 (REI) Agent Comments

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Price: \$400,000

Method: Sold Before Auction

Date: 14/12/2016

Rooms: -

Property Type: Apartment

Account - Galldon RE | P: 03 9670 3330 | F: 03 9670 3331





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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	1301/250 Elizabeth Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Single price \$420,000

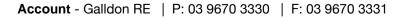
Median sale price

Median price \$471,000		Unit X	Suburb Melbourne
Period - From 01/04/2016	to	31/03/2017	Source REIV

Comparable property sales

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
1501/225 Elizabeth St MELBOURNE 3000	\$420,000	14/12/2016
1211/250 Elizabeth St MELBOURNE 3000	\$410,000	04/03/2017
1409/225 Elizabeth St MELBOURNE 3000	\$400,000	14/12/2016







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