

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 6302/462 Elizabeth Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$560,000

&

\$580,000

Median sale price

Median price

\$613,435

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/01/2024

to

31/12/2024

Source

REA

Comparable property sales

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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
407/155 Bourke Street, Melbourne, Vic 3000	\$575,000	06/08/2024
4408/135 Abeckett Street, Melbourne, Vic 3000	\$570,000	15/07/2024
1708/318 Russell Street, Melbourne, Vic 3000	\$585,000	09/12/2024

This Statement of Information was prepared on: 22/01/2025