

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

2902/462 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

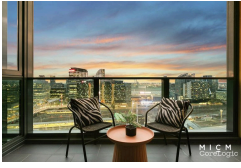
Date of sale

| | | |
|--|-----------|-----------|
| 1915/220 SPENCER STREET MELBOURNE VIC 3000 | \$496,500 | 14-Oct-24 |
| 701/18 BUCKLEY WALK DOCKLANDS VIC 3008 | \$501,000 | 09-Sep-24 |
| 4110/120 A'BECKETT STREET MELBOURNE VIC 3000 | \$490,000 | 20-Aug-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: 30 October 2024

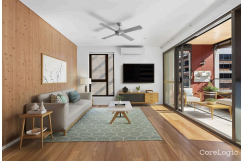


**1915/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price ^{RS} **\$496,500** Sold Date **14-Oct-24**

Distance **1.09km**



**701/18 BUCKLEY WALK
DOCKLANDS VIC 3008**

2 2 -

Sold Price ^{RS} **\$501,000**^{UN} Sold Date **09-Sep-24**

Distance **1.9km**



**4110/120 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price ^{RS} **\$490,000**^{UN} Sold Date **20-Aug-24**

Distance **0.18km**

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

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