

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

5510/442-450 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

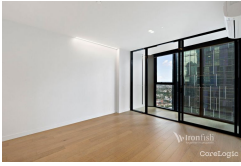
Date of sale

4710/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$475,000	26-Mar-24
1307/60 A'BECKETT STREET MELBOURNE VIC 3000	\$480,000	26-Apr-24
4707/81 A'BECKETT STREET MELBOURNE VIC 3000	\$480,000	18-Mar-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: 21 August 2024



**4710/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

Sold Price

\$475,000

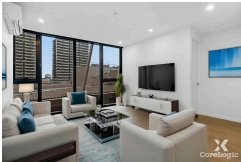
Sold Date

26-Mar-24

 2  1  -

Distance

0km



**1307/60 A'BECKETT STREET
MELBOURNE VIC 3000**

Sold Price

\$480,000

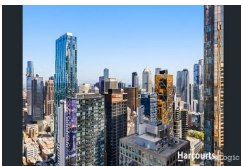
Sold Date

26-Apr-24

 2  1  -

Distance

0.08km



**4707/81 A'BECKETT STREET
MELBOURNE VIC 3000**

Sold Price

Sold Date

18-Mar-24

 2  1  -

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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