

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

1104/250 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

1601/250 ELIZABETH STREET MELBOURNE VIC 3000	\$390,000	05-Sep-24
404/225 ELIZABETH STREET MELBOURNE VIC 3000	\$455,000	29-Aug-24
1005/225 ELIZABETH STREET MELBOURNE VIC 3000	\$428,000	09-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: 25 November 2024



**1601/250 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$390,000** Sold Date **05-Sep-24**

Distance **0.04km**



**404/225 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$455,000** Sold Date **29-Aug-24**

Distance **0.08km**

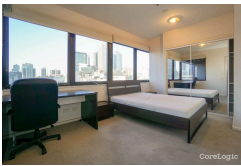


**1005/225 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$428,000** Sold Date **09-Aug-24**

Distance **0.08km**



**1205/250 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$470,000** Sold Date **23-Jun-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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