

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

1804/250 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$450,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2023 to 30/09/2023 Source REIV

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 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
1	1114/555 Swanston St CARLTON 3053	\$420,000	20/09/2023
2	1313/65 Dudley St WEST MELBOURNE 3003	\$415,000	14/11/2023
3	2018/39 Coventry St SOUTHBANK 3006	\$395,000	27/10/2023

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 six months.~~

This Statement of Information was prepared on:

29/11/2023 17:03



1
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

September quarter 2023: \$450,000

Comparable Properties



1114/555 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

2
 1
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Price: \$420,000

Method: Private Sale

Date: 20/09/2023

Rooms: 4

Property Type: Apartment



1313/65 Dudley St WEST MELBOURNE 3003 (REI)

Agent Comments

2
 1
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Price: \$415,000

Method: Private Sale

Date: 14/11/2023

Property Type: Apartment



2018/39 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

2
 1
 -

Price: \$395,000

Method: Private Sale

Date: 27/10/2023

Property Type: Apartment