

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

6303/462 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

5703/462 ELIZABETH STREET MELBOURNE VIC 3000	\$419,000	06-Apr-18
6403/462 ELIZABETH STREET MELBOURNE VIC 3000	\$426,000	24-Jul-14
6503/462 ELIZABETH STREET MELBOURNE VIC 3000	\$435,000	07-Jun-21

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: 13 December 2023

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**5703/462 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$419,000

Sold Date

06-Apr-18

Distance

0km



**6403/462 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$426,000

Sold Date

24-Jul-14

Distance

0km



**6503/462 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$435,000

Sold Date

07-Jun-21

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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