

## 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

2804/462 ELIZABETH STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

2204/462 ELIZABETH STREET MELBOURNE VIC 3000	\$600,000	06-Feb-24
1007A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$600,000	02-Dec-23
2413/555 SWANSTON STREET CARLTON VIC 3053	\$630,000	04-Mar-24

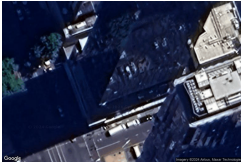
OR

**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.~~

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**2204/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$600,000** Sold Date **06-Feb-24**

Distance **0km**



**1007A/8 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price Sold Date **02-Dec-23**

Distance **0.13km**



**2413/555 SWANSTON STREET  
CARLTON VIC 3053**

2 2 1

Sold Price <sup>RS</sup> **\$630,000** Sold Date **04-Mar-24**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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