Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	806/225 Elizabeth Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between \$720,000	&	\$780,000
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Median sale price

Median price	\$485,000	Pro	perty Type Un	it		Suburb	Melbourne
Period - From	01/04/2023	to	30/06/2023	So	urce	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

	aress of comparable property	1 1100	Date of Sale
1	185/283 Spring St MELBOURNE 3000	\$772,250	25/07/2023
2	804/668 Swanston St CARLTON 3053	\$752,000	10/05/2023
3	1301/318 Little Lonsdale St MELBOURNE 3000	\$728,000	22/06/2023

OR

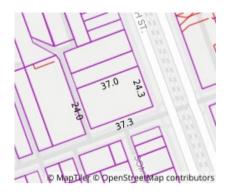
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/08/2023 17:15



Date of sale







Property Type: Flat

Land Size: 896.498 sqm approx

Agent Comments

Indicative Selling Price \$720,000 - \$780,000 **Median Unit Price** June quarter 2023: \$485,000

Comparable Properties



185/283 Spring St MELBOURNE 3000 (REI)

-2

-2



Price: \$772.250 Method: Private Sale Date: 25/07/2023

Property Type: Apartment

Agent Comments

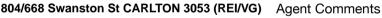




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Price: \$752,000 Method: Private Sale Date: 10/05/2023

Property Type: Apartment







Price: \$728,000 Method: Private Sale Date: 22/06/2023

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



