

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

4105/442-450 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

4508/462 ELIZABETH STREET MELBOURNE VIC 3000	\$395,000	14-Nov-23
1103/155 FRANKLIN STREET MELBOURNE VIC 3000	\$430,000	06-Apr-23
4507/80 A'BECKETT STREET MELBOURNE VIC 3000	\$475,000	26-Jun-22

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: 26 November 2023



**4508/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **14-Nov-23**

Distance **0.12km**



**1103/155 FRANKLIN STREET
MELBOURNE VIC 3000**

 1
  1
  1

Sold Price **\$430,000** Sold Date **06-Apr-23**

Distance **0.16km**



**4507/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 1
  1
  1

Sold Price **\$475,000** Sold Date **26-Jun-22**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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