

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

1202/442-450 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

2902/462 ELIZABETH STREET MELBOURNE VIC 3000	\$490,000	21-Jan-25
3410/462 ELIZABETH STREET MELBOURNE VIC 3000	\$500,000	05-Nov-24
3610/462 ELIZABETH STREET MELBOURNE VIC 3000	\$515,000	29-Nov-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.

This Statement of Information was prepared on: 02 April 2025

**2902/462 ELIZABETH STREET
MELBOURNE VIC 3000**

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Sold Price **\$490,000** Sold Date **21-Jan-25**Distance **0.06km****3410/462 ELIZABETH STREET
MELBOURNE VIC 3000**

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Sold Price **\$500,000** Sold Date **05-Nov-24**Distance **0.06km****3610/462 ELIZABETH STREET
MELBOURNE VIC 3000**

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Sold Price **\$515,000** Sold Date **29-Nov-24**Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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