

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 510/250 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$520,000 House Unit X Suburb Melbourne

Period - From 01/07/2017 to 30/06/2018 Source REIV

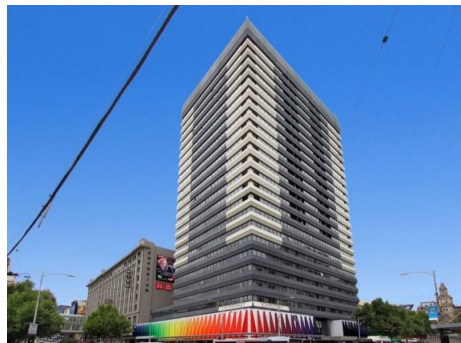
Comparable property sales (*Delete A or B below as applicable)

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	Price	Date of sale
1	3509/500 Elizabeth St MELBOURNE 3000	\$340,000	18/06/2018
2	1311/410 Elizabeth St MELBOURNE 3000	\$300,000	20/06/2018
3	814/228 ABeckett St MELBOURNE 3000	\$295,000	06/06/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$299,000
Median Unit Price
Year ending June 2018: \$520,000

Comparable Properties



3509/500 Elizabeth St MELBOURNE 3000 (REI) Agent Comments



Price: \$340,000
Method: Private Sale
Date: 18/06/2018
Rooms: 2
Property Type: Apartment



1311/410 Elizabeth St MELBOURNE 3000 (REI) Agent Comments



Price: \$300,000
Method: Sold Before Auction
Date: 20/06/2018
Rooms: -
Property Type: Apartment

814/228 ABeckett St MELBOURNE 3000 (REI) Agent Comments



Price: \$295,000
Method: Private Sale
Date: 06/06/2018
Rooms: -
Property Type: Apartment