

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

1103/455 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

\$335,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2021

to

30 Nov 2022

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

1601/80 A'BECKETT STREET MELBOURNE VIC 3000	\$375,000	25-Nov-22
405/455 ELIZABETH STREET MELBOURNE VIC 3000	\$368,000	28-Jul-22
1909/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$330,000	11-Nov-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: 20 December 2022



**1601/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS}

\$375,000

Sold Date

25-Nov-22

Distance

0.11km



**405/455 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$368,000

Sold Date

28-Jul-22

Distance

0km



**1909/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$330,000

Sold Date

11-Nov-22

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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