

## 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

4704/442-450 ELIZABETH STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

502/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$515,000	04-Apr-24
3609/462 ELIZABETH STREET MELBOURNE VIC 3000	\$520,000	26-Mar-24
202/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$510,000	06-Mar-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.~~

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**502/442-450 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$515,000**

Sold Date **04-Apr-24**

Distance

**0km**



**3609/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$520,000**

Sold Date **26-Mar-24**

Distance

**0.06km**



**202/442-450 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$510,000**

Sold Date **06-Mar-24**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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