

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

1305/225 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

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

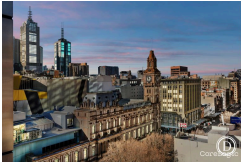
Date of sale

1005/225 ELIZABETH STREET MELBOURNE VIC 3000	\$428,000	09-Aug-24
303/350 LA TROBE STREET MELBOURNE VIC 3000	\$456,000	31-Mar-24
1001/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$450,000	20-May-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: 03 September 2024



**1005/225 ELIZABETH STREET
 MELBOURNE VIC 3000**

Sold Price

^{RS} **\$428,000** Sold Date **09-Aug-24**

 2  1  -

Distance **0km**



**303/350 LA TROBE STREET
 MELBOURNE VIC 3000**

Sold Price

\$456,000 Sold Date **31-Mar-24**

 2  1  -

Distance **0.39km**



**1001/380-386 LITTLE LONSDALE
 STREET MELBOURNE VIC 3000**

Sold Price

\$450,000 Sold Date **20-May-24**

 2  1  -

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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