

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

5107/462 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

\$485,000

&

\$533,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

1709/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$526,000	13-Dec-23
1704/8 FRANKLIN STREET MELBOURNE VIC 3000	\$491,000	24-Nov-23
1806/483 SWANSTON STREET MELBOURNE VIC 3000	\$510,000	10-Nov-23

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: 31 January 2024

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**1709/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

Sold Price

^{RS}

\$526,000

Sold Date

13-Dec-23

2

1

-

Distance

0.06km



**1704/8 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price

^{RS}

\$491,000

Sold Date

24-Nov-23

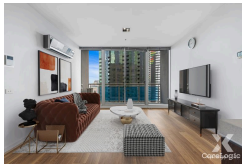
2

1

1

Distance

0.12km



**1806/483 SWANSTON STREET
MELBOURNE VIC 3000**

Sold Price

\$510,000

Sold Date

10-Nov-23

2

1

-

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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