

# 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 2005/442 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)

Single Price \$0

### Median sale price

Median price \$377,000 Property Type House Suburb Melbourne (3000)

Period - From 01/01/2023 to 01/01/2024 Source REA

### Comparable property sales

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
2813/135 ABECKETT STREET, MELBOURNE VIC 3000	\$361,000	27/12/2023
1505/135 ABECKETT STREET, MELBOURNE VIC 3000	\$365,000	15/11/2023
3704/81 ABECKETT STREET, MELBOURNE VIC 3000	\$374,500	13/11/2023

This Statement of Information was prepared on: 18/01/2024