

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

305/225 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$450,000

Median sale price

Median price

\$436,800

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2023

to

31/03/2023

Source

REIV

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 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
1	3504/285 La Trobe St MELBOURNE 3000	\$460,000	19/04/2023
2	504/268 Flinders St MELBOURNE 3000	\$450,000	10/12/2022
3	1905/618 Lonsdale St MELBOURNE 3000	\$440,000	15/03/2023

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 six months.~~

This Statement of Information was prepared on:

25/05/2023 11:45



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Property Type: Apartment

Agent Comments

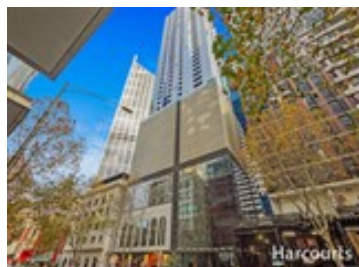
Indicative Selling Price

\$450,000

Median Unit Price

March quarter 2023: \$436,800

Comparable Properties



3504/285 La Trobe St MELBOURNE 3000 (REI) **Agent Comments**

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Price: \$460,000

Method: Private Sale

Date: 19/04/2023

Property Type: Apartment

Land Size: 55 sqm approx



504/268 Flinders St MELBOURNE 3000 (REI/VG) **Agent Comments**

2
 1
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Price: \$450,000

Method: Auction Sale

Date: 10/12/2022

Property Type: Apartment



1905/618 Lonsdale St MELBOURNE 3000 (REI/VG) **Agent Comments**

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 1
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Price: \$440,000

Method: Private Sale

Date: 15/03/2023

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811