

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

404/225 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

\$455,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

3709/135 A'BECKETT STREET MELBOURNE VIC 3000	\$460,000	08-Aug-24
3004/483 SWANSTON STREET MELBOURNE VIC 3000	\$470,500	01-Jul-24
2402/280 SPENCER STREET MELBOURNE VIC 3000	\$500,000	13-Jun-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: 21 August 2024



**3709/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **08-Aug-24**

Distance **0.42km**



**3004/483 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price ^{RS} **\$470,500** ^{UN} Sold Date **01-Jul-24**

Distance **0.67km**



**2402/280 SPENCER STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$500,000** Sold Date **13-Jun-24**

Distance **0.89km**

RS = Recent sale UN = Undisclosed Sale

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