

## 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

2403/462 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$425,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 402/462 ELIZABETH STREET MELBOURNE VIC 3000 | \$463,800 | 10-Jun-14 |
| 202/462 ELIZABETH STREET MELBOURNE VIC 3000 | \$455,800 | 18-Jun-14 |
| 301/462 ELIZABETH STREET MELBOURNE VIC 3000 | \$477,000 | 26-Aug-14 |

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: 12 September 2023



**402/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 -  1  -

Sold Price

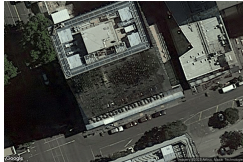
**\$463,800**

Sold Date

**10-Jun-14**

Distance

**0km**



**202/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 -  1  -

Sold Price

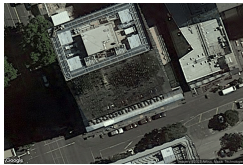
**\$455,800**

Sold Date

**18-Jun-14**

Distance

**0km**



**301/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 -  1  -

Sold Price

**\$477,000**

Sold Date

**26-Aug-14**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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