



STATEMENT OF INFORMATION

6610/442 ELIZABETH STREET, MELBOURNE, VIC 3000

PREPARED BY ANDREW WU, AREA SPECIALIST DYNAMIC, PHONE: 0413373371



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6610/442 ELIZABETH STREET,

2 1 1

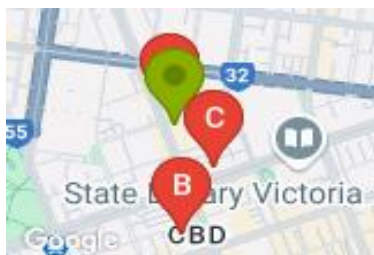
Indicative Selling Price

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

Single Price: \$550,000

Provided by: Andrew Wu, Area Specialist Dynamic

MEDIAN SALE PRICE



MELBOURNE, VIC, 3000

Suburb Median Sale Price (Unit)

\$570,000

01 April 2024 to 31 March 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



470-472 ELIZABETH STREET ST, MELBOURNE,

2 2 1

Sale Price

***\$570,000**

Sale Date: 01/03/2025

Distance from Property: 55m



3403/371 LITTLE LONSDALE ST, MELBOURNE,

2 2 -

Sale Price

***\$550,000**

Sale Date: 09/03/2025

Distance from Property: 393m



3509/228 LA TROBE ST, MELBOURNE, VIC

2 1 -

Sale Price

\$544,000

Sale Date: 07/03/2025

Distance from Property: 196m



This report has been compiled on 14/04/2025 by Area Specialist Dynamic. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

6610/442 ELIZABETH STREET, MELBOURNE, VIC 3000

Indicative selling price

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

Single Price:

\$550,000

Median sale price

Median price

\$570,000

Property type

Unit


Suburb

MELBOURNE

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
470-472 ELIZABETH STREET ST, MELBOURNE, VIC 3000	*\$570,000	01/03/2025
3403/371 LITTLE LONSDALE ST, MELBOURNE, VIC 3000	*\$550,000	09/03/2025
3509/228 LA TROBE ST, MELBOURNE, VIC 3000	\$544,000	07/03/2025

This Statement of Information was prepared on: 14/04/2025