

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

2102/462 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

\$595,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

2801/318 Russell Street Melbourne VIC 3000	\$628,000	12-May-21
304/501-503 Little Collins Street Melbourne VIC 3000	\$625,000	17-May-21
1206/83 Flemington Road North Melbourne VIC 3051	\$630,000	10-May-21

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: 30 July 2021

**2801/318 Russell Street Melbourne
VIC 3000**

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Sold Price

\$628,000

Sold Date

12-May-21

Distance

0.57km**304/501-503 Little Collins Street
Melbourne VIC 3000**

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Sold Price

\$625,000

Sold Date

17-May-21

Distance

1.05km**1206/83 Flemington Road North
Melbourne VIC 3051**

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Sold Price

\$630,000

Sold Date

10-May-21

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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