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	806/455 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	$270,000	&	$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$459,000	Property type	Unit	Suburb	Melbourne
Period-from	01 May 2020	to	30 Apr 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
10/88-94 Franklin Street Melbourne VIC 3000	$275,000	24-Mar-21
20/88-94 Franklin Street Melbourne VIC 3000	$275,000	11-Feb-21
707/318 Little Lonsdale Street Melbourne VIC 3000	$287,000	21-Apr-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: 06 May 2021

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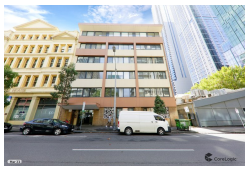


10/88-94 Franklin Street Melbourne VIC 3000

1 1 -

Sold Price RS **$275,000** Sold Date **24-Mar-21**

Distance **0.05km**

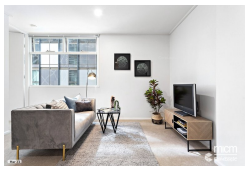


20/88-94 Franklin Street Melbourne VIC 3000

1 1 -

Sold Price **$275,000** Sold Date **11-Feb-21**

Distance **0.05km**



707/318 Little Lonsdale Street Melbourne VIC 3000

1 1 -

Sold Price RS **$287,000** UN Sold Date **21-Apr-21**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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