

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

305/455 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

\$345,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 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

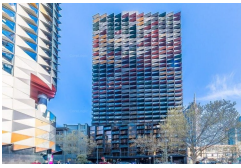
Date of sale

1007/31 A'Beckett Street Melbourne VIC 3000	\$340,000	22-Jun-21
3301/31 A'Beckett Street Melbourne VIC 3000	\$375,000	04-Jun-21
907/31 A'Beckett Street Melbourne VIC 3000	\$355,000	19-Jun-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: 25 October 2021



1007/31 A'Beckett Street Melbourne VIC 3000

 2  1  -

Sold Price **\$340,000** Sold Date **22-Jun-21**

Distance **0.22km**

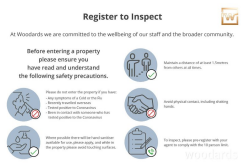


3301/31 A'Beckett Street Melbourne VIC 3000

 2  1  -

Sold Price **\$375,000** Sold Date **04-Jun-21**

Distance **0.22km**



907/31 A'Beckett Street Melbourne VIC 3000

 2  1  -

Sold Price **\$355,000** Sold Date **19-Jun-21**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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