

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

805/455 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 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

2401/442-450 Elizabeth Street Melbourne VIC 3000	\$446,000	28-Jun-21
2001/500 Elizabeth Street Melbourne VIC 3000	\$438,000	04-May-21
415/1-19 Bouverie Street Carlton VIC 3053	\$410,000	03-Aug-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: 04 November 2021



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**2401/442-450 Elizabeth Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$446,000** Sold Date **28-Jun-21**

Distance **0.06km**



**2001/500 Elizabeth Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$438,000** Sold Date **04-May-21**

Distance **0.14km**



**415/1-19 Bouverie Street Carlton
VIC 3053**

2 1 -

Sold Price ^{RS} **\$410,000** Sold Date **03-Aug-21**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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