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	7208/462 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	$550,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$425,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jan 2021	to	31 Dec 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
2906/27 Therry Street Melbourne VIC 3000	$625,000	21-Sep-21
1503/333-351 Exhibition Street Melbourne VIC 3000	$549,000	27-Sep-21
6003/135 A'Beckett Street Melbourne VIC 3000	$520,000	04-Nov-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 January 2022

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2906/27 Therry Street Melbourne VIC 3000

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Sold Price **$625,000** Sold Date **21-Sep-21**

Distance **0.09km**

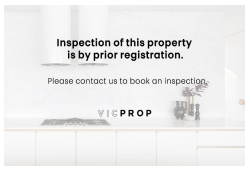


1503/333-351 Exhibition Street Melbourne VIC 3000

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Sold Price **$549,000** Sold Date **27-Sep-21**

Distance **0.64km**



6003/135 A'Beckett Street Melbourne VIC 3000

2 2 -

Sold Price **$520,000** Sold Date **04-Nov-21**

Distance **0.25km**

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

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