

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

1905/250 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

\$538,000

or range
between

\$540,000

&

\$570,000

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

1806/81 A'Beckett Street Melbourne VIC 3000	\$510,000	09-Feb-21
5403/81 A'Beckett Street Melbourne VIC 3000	\$538,000	07-Dec-20
1103/318 Russell Street Melbourne VIC 3000	\$520,000	27-Jan-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: 05 May 2021



**1806/81 A'Beckett Street
 Melbourne VIC 3000**

 2  1  -

Sold Price **\$510,000** Sold Date **09-Feb-21**

Distance **0.4km**

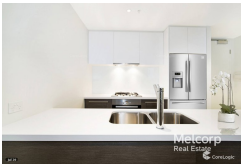


**5403/81 A'Beckett Street
 Melbourne VIC 3000**

 2  1  -

Sold Price **\$538,000** Sold Date **07-Dec-20**

Distance **0.4km**



**1103/318 Russell Street Melbourne
 VIC 3000**

 2  1  1

Sold Price **\$520,000** Sold Date **27-Jan-21**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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