

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

1705/250 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

or range
between

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

610/399 BOURKE STREET MELBOURNE VIC 3000	\$545,500	28-Aug-24
2903/285 LA TROBE STREET MELBOURNE VIC 3000	\$540,000	06-May-23
2510/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$550,000	17-Apr-23

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: 24 September 2024



**610/399 BOURKE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS}

\$545,500

Sold Date **28-Aug-24**

Distance **0.25km**



**2903/285 LA TROBE STREET
MELBOURNE VIC 3000**

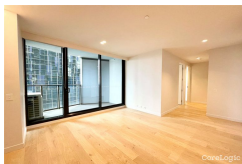
2 1 1

Sold Price

\$540,000

Sold Date **06-May-23**

Distance **0.28km**



**2510/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$550,000

Sold Date **17-Apr-23**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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