

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

1403/225 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

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

411/33 Mackenzie Street Melbourne VIC 3000	\$500,000	09-Apr-19
1720/199 William Street Melbourne VIC 3000	\$500,000	27-Feb-19
1610/318 Russell Street Melbourne VIC 3000	\$500,000	05-Dec-18

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: 12 September 2019

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411/33 Mackenzie Street Melbourne VIC 3000 Sold Price **\$500,000** Sold Date **09-Apr-19**

 2  1  -

Distance **0.72km**



1720/199 William Street Melbourne VIC 3000 Sold Price

Sold Date **27-Feb-19**

 2  1  -

Distance **0.49km**



1610/318 Russell Street Melbourne VIC 3000 Sold Price

Sold Date **05-Dec-18**

 1  1  -

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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