

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

455 ELIZABETH STREET, MELBOURNE, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$385,000

or range between

&

Median sale price

Median price

\$55,000

Property Type

Unit

Suburb

MELBOURNE

Period - From

MAY 2023

to

APRIL 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
2905/228 LA TROBE STREET MELBOURNE VIC 3000	\$380,000	14/01/2023
515/6 LEICESTER STREET CARLTON VIC 3053	\$405,000	10/11/2023
6303/462 ELIZABETH STREET MELBOURNE VIC 3000	\$415,000	28/02/2024

This Statement of Information was prepared on:

24/05/2024