

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 1301/250 Elizabeth, Melbourne, VIC 3000

Indicative selling price

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

Price Range \$375,000 & \$395,000

Median sale price

Median price \$450,000 Property Type Apartment Suburb Melbourne (3000)

Period - From 01/07/2020 to 30/06/2021 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1409/225 ELIZABETH STREET, MELBOURNE VIC 3000	\$415,000	12/05/2021
5007/135 ABECKETT STREET, MELBOURNE VIC 3000	\$400,000	28/04/2021
1401/28 WILLS STREET, MELBOURNE VIC 3000	\$380,000	06/03/2021

This Statement of Information was prepared on: 08/07/2021