

STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

6104/462 Elizabeth Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$630,000 & \$660,000

MEDIAN SALE PRICE

Median price \$440,000 | Unit | Melbourne (3000)

Period - From 1 August 2018 to 31 July 2019 | Source - Corelogic

COMPARABLE PROPERTY SALES

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
3811/120 ABECKETT STREET, MELBOURNE VIC 3000	\$620,000	08/04/2019
3007/601 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$662,500	27/05/2019
904/108 FLINDERS STREET, MELBOURNE VIC 3000	\$650,000	15/02/2019