

STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1201/250 Elizabeth Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$420,000 & \$460,000

MEDIAN SALE PRICE

Median price \$440,000 | | 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
1608/318 RUSSELL STREET, MELBOURNE VIC 3000	\$460,000	02/03/2019
2103/155 FRANKLIN STREET, MELBOURNE VIC 3000	\$450,000	03/03/2019
28/24-38 LITTLE BOURKE STREET, MELBOURNE VIC 3000	\$425,000	19/04/2019

This statement of information was prepared on 16/09/2019