

# 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

Address Including suburb and postcode

4704 / 452-472 Elizabeth St Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$558,000

or range between

&

### Median sale price

Median price \$ 549,500

\*House

\*unit

X

Suburb  
or locality

Melbourne

Period - From

Oct 2016

to

Oct 2017

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometers/five kilometers\* of the property for sale in the last six months/18 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
1. 3305 / 8 Franklin Street, Melbourne	\$ 525,000	02/06/2017
2. 212 / 68 La Trobe Street, Melbourne	\$ 567,000	10/06/2017
3. 1302/8 Sutherland Street, Melbourne	\$555,000	30/05/2017

OR

**B\*** **Either** 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 six months\*.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.