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: 4808/450 Elizabeth St, Melbourne

Indicative selling price

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

Single price $ | or range between $ 850,000 | & $ 900,000

Median sale price

Median price $ 941,000 | *House | *unit X | Suburb or locality Melbourne

Period - From 2017 Q1 | to 2017 Q2 | Source REIV

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

A* These are the three properties sold within two kilometres/five kilometres* 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. 3605/27 Therry Street, Melbourne	$ 960,000	31/5/2017
2. 1101/265 Exhibition Street, Melbourne	$ 895,000	22/04/2017
3. 1101/265 Exhibition Street, Melbourne	$ 895,000	22/04/2017

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*.