

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 604/225 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$588,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2022

to 31/12/2022

Source REIV

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

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
1	1106/250 Elizabeth St MELBOURNE 3000	\$580,000	11/10/2022
2	817/422 Collins St MELBOURNE 3000	\$572,500	23/02/2023
3	216/422 Collins St MELBOURNE 3000	\$561,250	14/03/2023

OR

~~B* 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.~~

This Statement of Information was prepared on:

21/03/2023 20:00



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$588,000

Median Unit Price
 December quarter 2022: \$530,000

Comparable Properties



1106/250 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments

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  -

Price: \$580,000
Method: Private Sale
Date: 11/10/2022
Property Type: Apartment

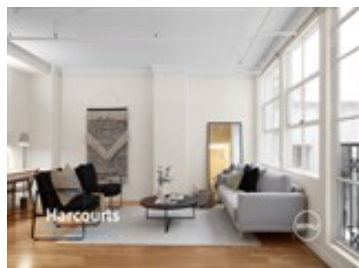


817/422 Collins St MELBOURNE 3000 (REI)

Agent Comments

 2
  1
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Price: \$572,500
Method: Private Sale
Date: 23/02/2023
Property Type: Apartment



216/422 Collins St MELBOURNE 3000 (REI)

Agent Comments

 2
  1
  -

Price: \$561,250
Method: Private Sale
Date: 14/03/2023
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811