Statement of Information

# Single residential property located in the Melbourne metropolitan area

MICM

**Section 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 3701/442-450 Elizabeth Street, Melbourne, 3000 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $468,000.00 | & | $488,000.00 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $400,000.00 | Property type | Unit/Apartment | Suburb | MELBOURNE |
| Period - From | May 2024 | to | Apr 2025 | 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 |
|---|---|---|
| 1403/225 Elizabeth St MELBOURNE 3000 | $465,000.00 | 10/01/2025 |
| 1010/442-450 ELIZABETH STREET MELBOURNE VIC 3000 | $465,000.00 | 7/01/2025 |
| 3309/442-450 ELIZABETH STREET MELBOURNE VIC 3000 | $455,000.00 | 13/12/2024 |

This Statement of Information was prepared on: Friday 23rd May 2025