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<br>Including suburb and postcode | 2014/250 Elizabeth Street, Melbourne Vic 3000 |

## Indicative selling price

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

Range between $620,000 & $680,000

## Median sale price

Median price $490,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/03/2024 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 | 1911/199 William St MELBOURNE 3000 | $669,888 | 08/01/2024 |
| 2 | 3911/260 Spencer St MELBOURNE 3000 | $668,000 | 26/03/2024 |
| 3 | 2404/601 Little Lonsdale St MELBOURNE 3000 | $620,000 | 13/02/2024 |

**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: 29/04/2024 14:36

# 2014/250 Elizabeth Street, Melbourne Vic 3000



2 1 1

**Property Type:** Apartment
**Land Size:** 88 sqm approx

Agent Comments

**Indicative Selling Price**
$620,000 - $680,000
**Median Unit Price**
March quarter 2024: $490,000

## Comparable Properties



**1911/199 William St MELBOURNE 3000 (REI/VG)**

2 2 1

**Price:** $669,888
**Method:** Private Sale
**Date:** 08/01/2024
**Property Type:** Apartment

Agent Comments



**3911/260 Spencer St MELBOURNE 3000 (VG)**

2 - -

**Price:** $668,000
**Method:** Sale
**Date:** 26/03/2024
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



**2404/601 Little Lonsdale St MELBOURNE 3000 (REI/VG)**

2 2 1

**Price:** $620,000
**Method:** Private Sale
**Date:** 13/02/2024
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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