## 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	1304/250 Elizabeth Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$385,000

### Median sale price

Median price \$525,000	Pro	operty Type Ur	nit		Suburb	Melbourne
Period - From 20/06/2021	to	19/06/2022	So	urce	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

Address of comparable property		Price	Date of sale
1	2111/250 Elizabeth St MELBOURNE 3000	\$395,000	28/04/2022
2	505/70 Queens Rd MELBOURNE 3004	\$383,000	11/01/2022
3	1110/333 Exhibition St MELBOURNE 3000	\$380,000	05/04/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/06/2022 16:22









Indicative Selling Price \$385,000 Median Unit Price 20/06/2021 - 19/06/2022: \$525,000

# Comparable Properties



2111/250 Elizabeth St MELBOURNE 3000 (VG) Agent Comments

Price: \$395,000 Method: Sale Date: 28/04/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

505/70 Queens Rd MELBOURNE 3004 (VG)

**— 1** 

**—** 



**Price:** \$383,000 **Method:** Sale **Date:** 11/01/2022

Property Type: Subdivided Flat - Single OYO

Flat

1110/333 Exhibition St MELBOURNE 3000

(REI/VG)



**Price:** \$380,000 **Method:** Private Sale **Date:** 05/04/2022

Property Type: Apartment

Account - Biggin & Scott | P: 03 9426 4000





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.