

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

1304/250 Elizabeth Street, Melbourne Vic 3000

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

Property Type

Unit

Suburb

Melbourne

Period - From

20/06/2021

to

19/06/2022

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	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 comparable properties 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



Property Type: Strata Unit/Flat
Agent Comments

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)

505/70 Queens Rd MELBOURNE 3004 (VG) Agent Comments



Price: \$383,000
Method: Sale
Date: 11/01/2022
Property Type: Subdivided Flat - Single OYO Flat



1110/333 Exhibition St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$380,000
Method: Private Sale
Date: 05/04/2022
Property Type: Apartment

Account - Biggin & Scott | P: 03 9426 4000