

## 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

1202/442-450 ELIZABETH STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$510,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

3610/462 ELIZABETH STREET MELBOURNE VIC 3000	\$515,000	29-Nov-24
7508/462 ELIZABETH STREET MELBOURNE VIC 3000	\$530,000	31-Oct-24
3410/462 ELIZABETH STREET MELBOURNE VIC 3000	\$500,000	05-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 27 February 2025

**3610/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

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Sold Price

**\$515,000**Sold Date **29-Nov-24**

Distance

**0.06km****7508/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

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Sold Price

**\$530,000**Sold Date **31-Oct-24**

Distance

**0.06km****3410/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

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Sold Price

**\$500,000**Sold Date **05-Nov-24**

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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