

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

2208/442 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$375,000 & \$395,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2024 to 30/06/2024 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	4205/442 Elizabeth St MELBOURNE 3000	\$385,000	22/05/2024
2	4105/442 Elizabeth St MELBOURNE 3000	\$380,000	08/04/2024
3	3706/442-450 Elizabeth St MELBOURNE 3000	\$370,000	08/04/2024

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:

16/09/2024 11:26



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$375,000 - \$395,000

Median Unit Price

June quarter 2024: \$500,000

Comparable Properties

4205/442 Elizabeth St MELBOURNE 3000 (VG) Agent Comments

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Price: \$385,000

Method: Sale

Date: 22/05/2024

Property Type: Flat/Unit/Apartment (Res)



4105/442 Elizabeth St MELBOURNE 3000 (VG) Agent Comments

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Price: \$380,000

Method: Sale

Date: 08/04/2024

Property Type: Strata Unit/Flat



3706/442-450 Elizabeth St MELBOURNE 3000 (REI) Agent Comments

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Price: \$370,000

Method: Private Sale

Date: 08/04/2024

Property Type: Unit