

# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

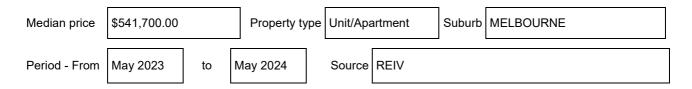
Address Including suburb and postcode 1313/410-420 Elizabeth Street, Melbourne, 3000

### Indicative selling price

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

Single price		or range between	\$538,000.00	&	\$578,000.00
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### Median sale price



### Comparable property sales

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
105/392 Spencer St WEST MELBOURNE 3003	\$575,000.00	14/04/2024
2607/555 Swanston St CARLTON 3053	\$562,500.00	15/04/2024
306/68 La Trobe St MELBOURNE 3000	\$542,000.00	29/02/2024

This Statement of Information was prepared on: Tuesday 14th May 2024

