



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

1403/250 Elizabeth Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$625,000.00

&

\$685,000.00

Median sale price

Median price

\$527,500.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Apr 2020

to

Mar 2021

Source

REIV

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
1104/7 Riverside Quay SOUTHBANK 3006	\$680,000.00	2/03/2021
2206/50 Lorimer St DOCKLANDS 3008	\$675,000.00	16/03/2021
5/85 Dodds St SOUTHBANK 3006	\$660,000.00	13/03/2021

This Statement of Information was prepared on: Monday 26th April 2021