

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

511/250 ELIZABETH STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$385,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

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

1607/250 ELIZABETH STREET MELBOURNE VIC 3000	\$387,500	11-Sep-23
1804/250 ELIZABETH STREET MELBOURNE VIC 3000	\$410,000	07-Jan-24
1204/250 ELIZABETH STREET MELBOURNE VIC 3000	\$440,000	13-Oct-23

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: 17 February 2024



**1607/250 ELIZABETH STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$387,500** Sold Date **11-Sep-23**

Distance **0km**

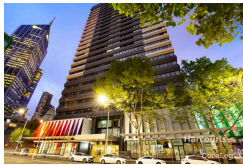


**1804/250 ELIZABETH STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$410,000** Sold Date **07-Jan-24**

Distance **0km**



**1204/250 ELIZABETH STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$440,000** Sold Date **13-Oct-23**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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