

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

2402/500 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

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

1113/25 Therry Street Melbourne VIC 3000	\$475,000	27-May-20
1106/483 Swanston Street Melbourne VIC 3000	\$557,000	12-May-20
14/79-81 Franklin Street Melbourne VIC 3000	\$510,000	04-Sep-20

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: 12 October 2020



David Ye
P 93269977
M 0423 390 888
E dye@ereal.com.au



**1113/25 Therry Street Melbourne
VIC 3000**

2 1 -

Sold Price **\$475,000** Sold Date **27-May-20**

Distance **0.06km**



**1106/483 Swanston Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$557,000** Sold Date **12-May-20**

Distance **0.17km**



**14/79-81 Franklin Street Melbourne
VIC 3000**

2 1 -

Sold Price ^{RS} **\$510,000** Sold Date **04-Sep-20**

Distance **0.18km**



**3503/81 Abeckett Street Melbourne
VIC 3000**

2 1 -

Sold Price **\$512,000** Sold Date **25-May-20**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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