

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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2019

to

31 May 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

2212/500 Elizabeth Street Melbourne VIC 3000	\$500,000	20-Dec-19
3307/462 Elizabeth Street Melbourne VIC 3000	\$569,000	23-Jan-20
1702/135 Abeckett Street Melbourne VIC 3000	\$535,000	09-Mar-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 June 2020



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**2212/500 Elizabeth Street
 Melbourne VIC 3000**

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Sold Price **\$500,000** Sold Date **20-Dec-19**

Distance -



**3307/462 Elizabeth Street
 Melbourne VIC 3000**

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Sold Price **\$569,000** Sold Date **23-Jan-20**

Distance **0.08km**



**1702/135 Abeckett Street
 Melbourne VIC 3000**

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Sold Price **\$535,000** Sold Date **09-Mar-20**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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