

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

4503/500 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

\$1,180,000

&

\$1,230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

2910/265 EXHIBITION STREET MELBOURNE VIC 3000	\$1,250,000	09-Dec-23
203/22-28 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$1,280,000	09-Dec-23
402/10 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$1,300,000	21-Nov-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.~~

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**2910/265 EXHIBITION STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$1,250,000** Sold Date **09-Dec-23**

Distance **0.8km**

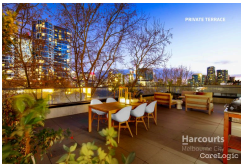


**203/22-28 COURTNEY STREET
NORTH MELBOURNE VIC 3051**

3 2 1

Sold Price **\$1,280,000** Sold Date **09-Dec-23**

Distance **0.74km**



**402/10 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

3 2 2

Sold Price **\$1,300,000** Sold Date **21-Nov-23**

Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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