

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

803/589 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

370,000.00

&

390,000.00

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1003/410-420 ELIZABETH STREET MELBOURNE VIC 3000	\$418,000	09-Mar-24
1407/28-44 BOUVERIE STREET CARLTON VIC 3053	\$395,000	28-Feb-24
607/518 SWANSTON STREET CARLTON VIC 3053	\$408,000	07-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.

This Statement of Information was prepared on: 09 April 2024



**1003/410-420 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS}

\$418,000

Sold Date

09-Mar-24

Distance

0.55km



**1407/28-44 BOUVERIE STREET
CARLTON VIC 3053**

2 1 -

Sold Price

\$395,000

Sold Date

28-Feb-24

Distance

0.37km



**607/518 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price

\$408,000

Sold Date

07-Nov-23

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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