

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	5207/500 Elizabeth Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$580,000	&	\$600,000

Median sale price

Median price	\$486,000	Hou	se	Unit	Х	Suburb	Melbourne
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

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 six 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

1	5607/500 Elizabeth St MELBOURNE 3000	\$575,000	25/06/2019
2	3806/135 Abeckett St MELBOURNE 3000	\$570,000	22/05/2019
3	3311/500 Elizabeth St MELBOURNE 3000	\$570,000	03/05/2019

OR

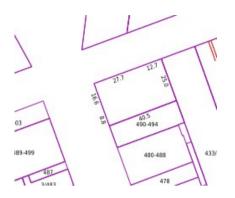
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$580,000 - \$600,000 **Median Unit Price** Year ending March 2019: \$486,000

Comparable Properties



5607/500 Elizabeth St MELBOURNE 3000 (REI) Agent Comments

Price: \$575,000 Method: Private Sale Date: 25/06/2019

Rooms: 4

Property Type: Apartment

3806/135 Abeckett St MELBOURNE 3000 (VG) Agent Comments

— 2



Price: \$570,000

Date: 22/05/2019 Rooms: -

Method: Sale

Property Type: Strata Unit/Flat

3311/500 Elizabeth St MELBOURNE 3000

(REI/VG)

- 2

Price: \$570,000 Method: Private Sale Date: 03/05/2019

Rooms: 4

Property Type: Apartment

Agent Comments

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