

## 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 5207/500 Elizabeth Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$486,000 House Unit X 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.



**Rooms:**  
**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](#)



**Price:** \$570,000  
**Method:** Sale  
**Date:** 22/05/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**3311/500 Elizabeth St MELBOURNE 3000 (REI/VG)** [Agent Comments](#)



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 03/05/2019  
**Rooms:** 4  
**Property Type:** Apartment