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	2508/500 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	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$408,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Feb 2024	to	31 Jan 2025	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
1609/500 ELIZABETH STREET MELBOURNE VIC 3000	$300,000	23-Apr-24
1508/155 FRANKLIN STREET MELBOURNE VIC 3000	$300,000	26-Oct-23
3505/80 A'BECKETT STREET MELBOURNE VIC 3000	$330,000	16-May-24

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: 11 February 2025

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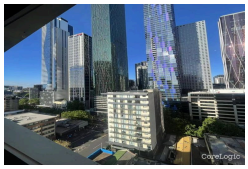


1609/500 ELIZABETH STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$300,000** Sold Date **23-Apr-24**

Distance **0km**

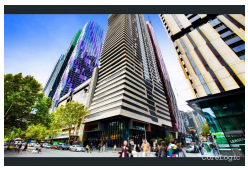


1508/155 FRANKLIN STREET MELBOURNE VIC 3000

1 1 -

Sold Price Sold Date **26-Oct-23**

Distance **0.19km**



3505/80 A'BECKETT STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$330,000** Sold Date **16-May-24**

Distance **0.21km**

RS = Recent sale **UN** = Undisclosed Sale

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