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	5610/500 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	$899,000	&	$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2023	to	30 Sep 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
6103/500 ELIZABETH STREET MELBOURNE VIC 3000	$1,150,000	16-Oct-24
3608/560 LONSDALE STREET MELBOURNE VIC 3000	$1,130,000	09-Sep-24
8406/228 LA TROBE STREET MELBOURNE VIC 3000	$1,140,000	23-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: 29 October 2024

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6103/500 ELIZABETH STREET MELBOURNE VIC 3000

3 2 1

Sold Price RS $1,150,000 Sold Date 16-Oct-24

Distance 0km

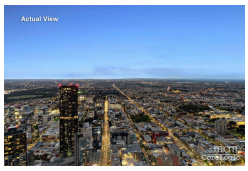


3608/560 LONSDALE STREET MELBOURNE VIC 3000

3 2 1

Sold Price RS $1,130,000 Sold Date 09-Sep-24

Distance 0.84km



8406/228 LA TROBE STREET MELBOURNE VIC 3000

3 2 1

Sold Price $1,140,000 Sold Date 23-May-24

Distance 0.33km

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

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