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

3010/500 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$519,000		&		\$569,000				
Median sale p	rice								
Median price	\$560,000	Pro	operty Type	Unit			Suburb	Melbourne	
Period - From	07/01/2024	to	06/01/2025		So	urce	Property	/ Data	

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.

Ade	dress of comparable property	Price	Date of sale
1	3302/371 Little Lonsdale St MELBOURNE 3000	\$550,000	02/11/2024
2	3307/318 Russell St MELBOURNE 3000	\$538,000	11/10/2024
3	2103/371 Little Lonsdale St MELBOURNE 3000	\$540,000	30/09/2024

OR

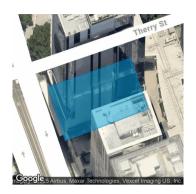
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/01/2025 10:08



BRADY residential





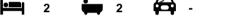
Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$519,000 - \$569,000 Median Unit Price 07/01/2024 - 06/01/2025: \$560,000

Comparable Properties



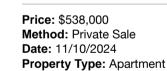
3302/371 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$550,000 Method: Private Sale Date: 02/11/2024 Property Type: Apartment

3307/318 Russell St MELBOURNE 3000 (REI/VG)

1 2 **1** 2





2103/371 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$540,000 Method: Private Sale Date: 30/09/2024 Property Type: Apartment

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733



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Agent Comments