

## 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

3810/500 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

&amp;

\$620,000

**Median sale price\***

Median price

House

Unit

Suburb

Melbourne

Period - From

to

Source

**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	408/225 Elizabeth St MELBOURNE 3000	\$660,000	16/09/2017
2	704/228 ABeckett St MELBOURNE 3000	\$600,000	27/09/2017
3	902/87 Franklin St MELBOURNE 3000	\$580,000	04/11/2017

**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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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**Indicative Selling Price**

\$580,000 - \$620,000

**No median price available**



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties

**408/225 Elizabeth St MELBOURNE 3000  
(REI/VG)**

**Agent Comments**



**Price:** \$660,000

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** -

**Property Type:** Apartment

**704/228 ABeckett St MELBOURNE 3000  
(REI/VG)**

**Agent Comments**



**Price:** \$600,000

**Method:** Private Sale

**Date:** 27/09/2017

**Rooms:** -

**Property Type:** Apartment

**902/87 Franklin St MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$580,000

**Method:** Auction Sale

**Date:** 04/11/2017

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 93 sqm approx

