

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

3003/500 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

\$1,070,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

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

4609A/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,060,000	06-Aug-24
4609/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,060,000	06-Aug-24
379/299 SPRING STREET MELBOURNE VIC 3000	\$1,056,800	26-Sep-24

OR

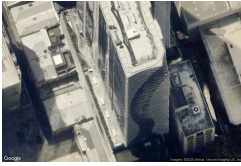
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 05 February 2025

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**4609A/560 LONSDALE STREET
MELBOURNE VIC 3000**

3 - -

Sold Price **\$1,060,000** Sold Date **06-Aug-24**

Distance **0.84km**



**4609/560 LONSDALE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

Sold Date **06-Aug-24**

Distance **0.86km**



**379/299 SPRING STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

\$1,056,800 Sold Date **26-Sep-24**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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