

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 603/591 Elizabeth Street, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$150,000

Median sale price

Median price \$412,375 Property Type Apartment Suburb Carlton (3053)

Period - From 01/06/2023 to 31/05/2024 Source Core Logic

Comparable property sales

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
508/591-593 ELIZABETH STREET, MELBOURNE VIC 3000	\$155,000	06/12/2023
502/9 HIGH STREET, NORTH MELBOURNE VIC 3051	\$158,000	07/02/2024
803/131 PELHAM STREET, CARLTON VIC 3053	\$155,000	10/04/2024

This Statement of Information was prepared on: 01/06/2024