

## 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

1609/500 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

2103/25 TERRY STREET MELBOURNE VIC 3000	\$392,000	08-Sep-23
3704/81 A'BECKETT STREET MELBOURNE VIC 3000	\$374,500	13-Nov-23
5609/81 A'BECKETT STREET MELBOURNE VIC 3000	\$371,000	23-Dec-23

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 February 2024

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**2103/25 TERRY STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$392,000** Sold Date **08-Sep-23**

Distance **0.06km**



**3704/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$374,500** Sold Date **13-Nov-23**

Distance **0.24km**



**5609/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$371,000** Sold Date **23-Dec-23**

Distance **0.26km**

RS = Recent sale      UN = Undisclosed Sale

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