

# 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

3211/500 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)

Single price

\$568,000

### Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2020

to

31/12/2020

Source

REIV

### 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	5401/560 Lonsdale St MELBOURNE 3000	\$578,000	09/09/2020
2	9/469 Dryburgh St NORTH MELBOURNE 3051	\$575,000	04/08/2020
3	312/495 Rathdowne St CARLTON 3053	\$570,000	05/08/2020

**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:

27/01/2021 15:24



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$568,000

**Median Unit Price**  
December quarter 2020: \$555,000

## Comparable Properties

**5401/560 Lonsdale St MELBOURNE 3000 (VG)** **Agent Comments**



**Price:** \$578,000  
**Method:** Sale  
**Date:** 09/09/2020  
**Property Type:** Strata Unit/Flat



**9/469 Dryburgh St NORTH MELBOURNE 3051 (VG)** **Agent Comments**



**Price:** \$575,000  
**Method:** Sale  
**Date:** 04/08/2020  
**Property Type:** Flat/Unit/Apartment (Res)

**312/495 Rathdowne St CARLTON 3053 (VG)** **Agent Comments**



**Price:** \$570,000  
**Method:** Sale  
**Date:** 05/08/2020  
**Property Type:** Flat/Unit/Apartment (Res)