

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

2312/500 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

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

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

912/25 TERRY STREET MELBOURNE VIC 3000	\$460,000	10-Jun-22
1708A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$448,000	06-May-22
1412/500 ELIZABETH STREET MELBOURNE VIC 3000	\$430,000	09-Apr-22

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: 11 July 2022



**912/25 TERRY STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

^{RS} **\$460,000**

Sold Date

10-Jun-22

Distance

0.06km



**1708A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$448,000

Sold Date

06-May-22

Distance

0.14km



**1412/500 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$430,000

Sold Date

09-Apr-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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