

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

4112/500 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

908/1-19 BOUVERIE STREET CARLTON VIC 3053	\$440,000	13-Jul-24
821/228 A'BECKETT STREET MELBOURNE VIC 3000	\$485,000	14-Aug-24
216/1-19 BOUVERIE STREET CARLTON VIC 3053	\$430,000	08-Aug-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: 23 December 2024

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**908/1-19 BOUVERIE STREET
CARLTON VIC 3053**

2 1 1

Sold Price **\$440,000** Sold Date **13-Jul-24**

Distance **0.14km**



**821/228 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$485,000** Sold Date **14-Aug-24**

Distance **0.46km**



**216/1-19 BOUVERIE STREET
CARLTON VIC 3053**

2 1 1

Sold Price **\$430,000** Sold Date **08-Aug-24**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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