

# 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 5208/500 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)

Price Range

\$300,000

&

\$330,000

### Median sale price

Median price

\$500,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

18/03/2024

to

18/09/2024

Source

REIV

### Comparable property sales

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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 |
|---|-----------|--------------|
| 711/225 ELIZABETH STREET, MELBOURNE VIC 3000    | \$367,500 | 28/08/2024   |
| L8 801/250 ELIZABETH STREET, MELBOURNE VIC 3000 | \$315,880 | 22/08/2024   |
| 1609/500 ELIZABETH STREET, MELBOURNE VIC 3000   | \$300,000 | 23/04/2024   |

This Statement of Information was prepared on: 18/09/2024