

## 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

5005/500 ELIZABETH STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$725,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

|  |             |           |
|--|-------------|-----------|
| 3908/27 TERRY STREET MELBOURNE VIC 3000      | \$900,000   | 27-May-23 |
| 3808/27 TERRY STREET MELBOURNE VIC 3000      | \$863,000   | 01-Apr-23 |
| 3913A/560 LONSDALE STREET MELBOURNE VIC 3000 | \$1,038,000 | 02-Apr-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: 21 August 2023

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**3908/27 TERRY STREET  
MELBOURNE VIC 3000**

3 2 -

Sold Price **\$900,000** Sold Date **27-May-23**

Distance **0.06km**



**3808/27 TERRY STREET  
MELBOURNE VIC 3000**

3 2 -

Sold Price **\$863,000** Sold Date **01-Apr-23**

Distance **0.06km**



**3913A/560 LONSDALE STREET  
MELBOURNE VIC 3000**

3 2 -

Sold Price **\$1,038,000** Sold Date **02-Apr-23**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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