

## 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

5003/500 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

|   |             |           |
|---|-------------|-----------|
| 369/299 SPRING STREET MELBOURNE VIC 3000          | \$1,200,000 | 29-Sep-23 |
| G1/211 PEEL STREET NORTH MELBOURNE VIC 3051       | \$1,170,000 | 19-Oct-23 |
| 1405/265-273 EXHIBITION STREET MELBOURNE VIC 3000 | \$1,300,000 | 29-Jun-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: 19 November 2023



**369/299 SPRING STREET  
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$1,200,000** Sold Date **29-Sep-23**

Distance **0.93km**



**G1/211 PEEL STREET NORTH  
MELBOURNE VIC 3051**

3 2 2

Sold Price <sup>RS</sup> **\$1,170,000** Sold Date **19-Oct-23**

Distance **0.61km**



**1405/265-273 EXHIBITION STREET  
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,300,000** Sold Date **29-Jun-23**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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