

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

4111/500 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$539,000 & \$579,000

Median sale price

Median price \$553,200 Property Type Unit Suburb Melbourne

Period - From 22/01/2024 to 21/01/2025 Source Property Data

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 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
1	4918/70 Southbank Blvd SOUTHBANK 3006	\$570,000	22/11/2024
2	2103/371 Little Lonsdale St MELBOURNE 3000	\$540,000	30/09/2024
3	4712/639 Lonsdale St MELBOURNE 3000	\$550,000	28/08/2024

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 six months.~~

This Statement of Information was prepared on:

22/01/2025 16:07



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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$539,000 - \$579,000
Median Unit Price
 22/01/2024 - 21/01/2025: \$553,200

Comparable Properties



4918/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)

[Agent Comments](#)

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Price: \$570,000
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment



2103/371 Little Lonsdale St MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

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Price: \$540,000
Method: Private Sale
Date: 30/09/2024
Property Type: Apartment



4712/639 Lonsdale St MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

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Price: \$550,000
Method: Private Sale
Date: 28/08/2024
Property Type: Apartment

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733