

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

1107/500 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

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

2605/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$510,000	28-Nov-23
103/639 LONSDALE STREET MELBOURNE VIC 3000	\$500,000	24-Aug-23
304/8 EXPLORATION LANE MELBOURNE VIC 3000	\$505,000	10-Nov-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: 12 February 2024



**2605/8 SUTHERLAND STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

^{RS}

\$510,000

Sold Date

28-Nov-23

Distance

0.46km



**103/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$500,000

Sold Date

24-Aug-23

Distance

1.08km



**304/8 EXPLORATION LANE
MELBOURNE VIC 3000**

 2  2  -

Sold Price

^{RS}

\$505,000

Sold Date

10-Nov-23

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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