

## 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

2006/500 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

\$509,000

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

4501/60 A'BECKETT STREET MELBOURNE VIC 3000	570000	02-May-24
5502/462 ELIZABETH STREET MELBOURNE VIC 3000	580000	20-May-24
2711/500 ELIZABETH STREET MELBOURNE VIC 3000	565000	03-May-24

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: 09 October 2024



**4501/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price

**570000**

Sold Date **02-May-24**

Distance

**0.21km**



**5502/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price

**580000**

Sold Date **20-May-24**

Distance

**0.08km**



**2711/500 ELIZABETH STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price

**565000**

Sold Date **03-May-24**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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