

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

502/589 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

| | | |
|---|-----------|-----------|
| 1207/28-44 BOUVERIE STREET CARLTON VIC 3053 | \$400,000 | 27-Feb-23 |
| 704/6 LEICESTER STREET CARLTON VIC 3053 | \$390,000 | 29-Apr-23 |
| 1006/28-44 BOUVERIE STREET CARLTON VIC 3053 | \$455,000 | 05-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: 17 July 2023



**1207/28-44 BOUVERIE STREET
 CARLTON VIC 3053**

 2  1  -

Sold Price **\$400,000** Sold Date **27-Feb-23**

Distance **0.37km**



**704/6 LEICESTER STREET
 CARLTON VIC 3053**

 2  1  -

Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **29-Apr-23**

Distance **0.25km**



**1006/28-44 BOUVERIE STREET
 CARLTON VIC 3053**

 2  2  -

Sold Price **\$455,000** Sold Date **05-Apr-23**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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