

## 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

4811/500 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)

Range between \$580,000

&amp;

\$620,000

**Median sale price**

Median price \$486,000

House

Unit

X

Suburb Melbourne

Period - From 01/07/2017

to

30/09/2017

Source REIV

**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	906/25 Therry St MELBOURNE 3000	\$650,000	28/08/2017
2	602/300 Swanston St MELBOURNE 3000	\$620,000	13/09/2017
3	509/1 Bouverie St CARLTON 3053	\$618,000	04/09/2017

**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.~~

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**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

September quarter 2017: \$486,000



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**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**906/25 Therry St MELBOURNE 3000 (VG)**

Agent Comments

2 - -

**Price:** \$650,000

**Method:** Sale

**Date:** 28/08/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat



**602/300 Swanston St MELBOURNE 3000 (VG)**

Agent Comments

2 - -

**Price:** \$620,000

**Method:** Sale

**Date:** 13/09/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**509/1 Bouverie St CARLTON 3053 (VG)**

Agent Comments

2 - -

**Price:** \$618,000

**Method:** Sale

**Date:** 04/09/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)