

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

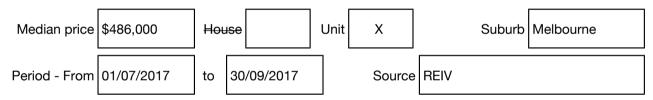
| Address | 4811/500 Elizabeth Street, Melbourne Vic 3000 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between | \$580,000 | & | \$620,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price



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.

| Ade | dress 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.

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



BRADY residential





Rooms: Property Type: Apartment Agent Comments Spencer Nguyen 9603 1400 0487 888 907 spencern@bradyresidential.com.au

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price September quarter 2017: \$486,000

Comparable Properties



906/25 Therry St MELBOURNE 3000 (VG)



Price: \$650,000 Method: Sale Date: 28/08/2017 Rooms: -Property Type: Strata Unit/Flat Agent Comments

Agent Comments



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602/300 Swanston St MELBOURNE 3000 (VG)

Price: \$620,000 Method: Sale Date: 13/09/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)



509/1 Bouverie St CARLTON 3053 (VG)

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Agent Comments

Price: \$618,000 Method: Sale Date: 04/09/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733

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