

# 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 Unit 102 /591 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)

Price Range

\$135,000

&

\$145,000

### Median sale price

Median price

\$432,750

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/03/2022

to

28/02/2023

Source

Core Logic

### Comparable property sales

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
405/591-593 ELIZABETH STREET, MELBOURNE VIC 3000	\$140,000	02/11/2022
305/42-50 BARRY STREET, CARLTON VIC 3053	\$155,000	06/12/2022
307/127-133 LEICESTER STREET, CARLTON VIC 3053	\$140,000	18/01/2023

This Statement of Information was prepared on: 31/03/2023