

## 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

306/589 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

\$300,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

506/589 Elizabeth Street Melbourne VIC 3000	\$310,000	09-Feb-21
1309/500 Elizabeth Street Melbourne VIC 3000	\$327,000	09-Nov-20
2406/555 Swanston Street Carlton VIC 3053	\$350,000	06-Apr-20

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: 12 July 2021

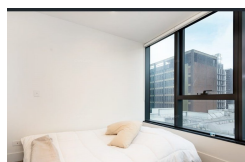


**506/589 Elizabeth Street  
Melbourne VIC 3000**

 1  1  1

Sold Price **\$310,000** Sold Date **09-Feb-21**

Distance -



**1309/500 Elizabeth Street  
Melbourne VIC 3000**

 1  1  -

Sold Price **\$327,000** Sold Date **09-Nov-20**

Distance **0.35km**



**2406/555 Swanston Street Carlton  
VIC 3053**

 1  1  -

Sold Price **\$350,000** Sold Date **06-Apr-20**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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