#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	4111/500 Elizabeth Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$553,200	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	22/01/2024	to	21/01/2025	So	urce	Property	/ Data

### 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

	aress of comparable property	1 1100	Date of Sale
1	4918/70 Southbank Blvd SOUTHBANK 3006	\$570,000	22/11/2024
2	2103/371 Little Lonsdale St MELBOURNE 3000	\$540,000	30/09/2024
3	4712/639 Lonsdale St MELBOURNE 3000	\$550,000	28/08/2024

#### 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.

This Statement of Information was prepared on:	22/01/2025 16:07



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$539,000 - \$579,000 **Median Unit Price** 22/01/2024 - 21/01/2025: \$553,200

## Comparable Properties



4918/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

Price: \$570,000 Method: Private Sale Date: 22/11/2024

Property Type: Apartment



2103/371 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments

2

Price: \$540,000 Method: Private Sale Date: 30/09/2024

Property Type: Apartment



4712/639 Lonsdale St MELBOURNE 3000 (REI/VG)

2

**Agent Comments** 

Price: \$550,000 Method: Private Sale Date: 28/08/2024

Property Type: Apartment

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733





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