

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	5702/500 Elizabeth Street, Melbourne VIC 3000
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	\$*	or range between	\$485,000	&	\$520,000
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Median sale price

Median price	\$ 505,000	Property type	Unit	Suburb	Melbourne
Period - From	12/05/2023	to	02/06/2023	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
Unit 3204, 318 Russell Street Melbourne	\$ 535,000	12/05/2023
Unit 5201, 442 Elizabeth Street Melbourne	\$ 505,000	06/06/2023
Unit 2205, 639 Lonsdale Street Melbourne	\$ 485,000	02/06/2023

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:	06/06/2023
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