

# 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price	\$*	or range between	\$515,000	&	\$560,000
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### Median sale price

Median price	\$ 537,500	Property type	Unit	Suburb	Melbourne
Period - From	14/03/2023	to	29/04/2023	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 216, 422 Collins Street Melbourne	\$ 561,250	14/03/2023
Unit 915, 222 Russell Street Melbourne	\$ 560,000	24/03/2023
Unit 1103, 39 Queen Street Melbourne	\$ 515,000	03/04/2023

**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:	07/05/2023
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