

## 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

708/591-593 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

\$189,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$437,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

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

405/591-593 Elizabeth Street Melbourne VIC 3000	\$170,000	25-May-19
604/591-593 Elizabeth Street Melbourne VIC 3000	\$189,000	22-Aug-19
1111/268 Flinders Street Melbourne VIC 3000	\$180,000	01-Apr-19

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: 17 September 2019


**405/591-593 Elizabeth Street  
Melbourne VIC 3000**
 1  1  1

Sold Price

**\$170,000**

Sold Date

**25-May-19**

Distance

-


**604/591-593 Elizabeth Street  
Melbourne VIC 3000**
 1  1  -

Sold Price

**\$189,000**

Sold Date

**22-Aug-19**

Distance

-


**1111/268 Flinders Street Melbourne  
VIC 3000**
 1  1  1

Sold Price

**\$180,000**

Sold Date

**01-Apr-19**

Distance

**1.58km**

RS = Recent sale

UN = Undisclosed Sale

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