

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

703/591-593 Elizabeth Street Melbourne VIC 3000

Indicative selling price

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

Single Price

\$175,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2019

to

31 Jan 2020

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

412/188-196 Peel Street North Melbourne VIC 3051	\$169,000	12-Nov-19
309/500 Flinders Street Melbourne VIC 3000	\$168,500	16-Dec-19
146/546-548 Flinders Street Melbourne VIC 3000	\$175,000	27-Dec-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: 06 February 2020



**412/188-196 Peel Street North
Melbourne VIC 3051**

 1  1  -

Sold Price

\$169,000

Sold Date

12-Nov-19

Distance

0.18km



**309/500 Flinders Street Melbourne
VIC 3000**

 1  1  -

Sold Price

\$168,500

Sold Date

16-Dec-19

Distance

1.72km



**146/546-548 Flinders Street
Melbourne VIC 3000**

 1  1  -

Sold Price

\$175,000

Sold Date

27-Dec-19

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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