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	405/591-593 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Single price $150,000

Median sale price

Median price $520,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2021 to 30/06/2022 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
1	2111/181 Abeckett St MELBOURNE 3000	$185,000	03/08/2022
2	2302/570 Lygon St CARLTON 3053	$175,000	04/08/2022
3	106/455 Elizabeth St MELBOURNE 3000	$150,000	28/07/2022

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: 04/10/2022 09:37

405/591-593 Elizabeth Street, Melbourne Vic 3000



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$150,000
Median Unit Price
Year ending June 2022: $520,000

Comparable Properties



2111/181 Abeckett St MELBOURNE 3000 (REI)

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Agent Comments

Price: $185,000
Method: Private Sale
Date: 03/08/2022
Property Type: Apartment

2302/570 Lygon St CARLTON 3053 (VG)

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Agent Comments

Price: $175,000
Method: Sale
Date: 04/08/2022
Property Type: Strata Unit/Flat



106/455 Elizabeth St MELBOURNE 3000 (REI/VG)

1 1 -

Agent Comments

Price: $150,000
Method: Private Sale
Date: 28/07/2022
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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