

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

504/589 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

or range
between

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

704/1-19 BOUVERIE STREET CARLTON VIC 3053	\$365,000	10-Jan-25
606/589 ELIZABETH STREET MELBOURNE VIC 3000	\$285,000	20-Sep-24
507/6 LEICESTER STREET CARLTON VIC 3053	\$285,000	14-Aug-24

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: 30 January 2025



**704/1-19 BOUVERIE STREET
CARLTON VIC 3053**

1 1 -

Sold Price

^{RS}

\$365,000

Sold Date

10-Jan-25

Distance

0.31km



**606/589 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$285,000

Sold Date

20-Sep-24

Distance

0km



**507/6 LEICESTER STREET
CARLTON VIC 3053**

1 1 -

Sold Price

Sold Date

14-Aug-24

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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