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Spencer Nguyen 9603 1400 0487 888 907

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

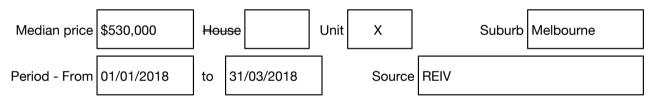
3301/500 Elizabeth Street, Melbourne Vic 3000

#### Indicative selling price

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

Single price \$550,000

#### Median sale price



#### 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	3810/500 Elizabeth St MELBOURNE 3000	\$600,000	22/05/2018
2	5106/500 Elizabeth St MELBOURNE 3000	\$595,000	06/03/2018
3	3302/442 Elizabeth St MELBOURNE 3000	\$560,000	16/04/2018

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.

#### Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733

propertydata

#### Generated: 29/06/2018 13:35

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



## BRADY residential





Rooms: Property Type: Strata Unit/Flat Agent Comments Spencer Nguyen 9603 1400 0487 888 907 spencern@bradyresidential.com.au

> Indicative Selling Price \$550,000 Median Unit Price March quarter 2018: \$530,000

### **Comparable Properties**



3810/500 Elizabeth St MELBOURNE 3000 (REI) Agent Comments



Price: \$600,000 Method: Private Sale Date: 22/05/2018 Rooms: 4 Property Type: Apartment



5106/500 Elizabeth St MELBOURNE 3000 (REI) Agent Comments



Price: \$595,000 Method: Private Sale Date: 06/03/2018 Rooms: 4 Property Type: Apartment

3302/442 Elizabeth St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$560,000 Method: Private Sale Date: 16/04/2018 Rooms: -Property Type: Apartment

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