

STATEMENT OF INFORMATION

607/591 ELIZABETH STREET, MELBOURNE, VIC 3000

PREPARED BY PETER DAVIES , CHILLI REALTY, PHONE: 0402 335 005



CHILLI REALTY

Red Hot Service - Red Hot Results

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**607/591 ELIZABETH STREET,**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$170,000**

Provided by: Peter Davies , Chilli Realty

MEDIAN SALE PRICE

**MELBOURNE, VIC, 3000**

Suburb Median Sale Price (Unit)

\$489,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**407/591 ELIZABETH ST, MELBOURNE, VIC**

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Sale Price

\$165,000

Sale Date: 10/01/2018

Distance from Property: 0m

**308/591 ELIZABETH ST, MELBOURNE, VIC**

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Sale Price

\$165,000

Sale Date: 22/12/2017

Distance from Property: 0m

**403/591 ELIZABETH ST, MELBOURNE, VIC**

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Sale Price

***\$263,000**

Sale Date: 05/12/2017

Distance from Property: 0m



This report has been compiled on 22/05/2018 by Chilli Realty. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

607/591 ELIZABETH STREET, MELBOURNE, VIC 3000

Indicative selling price

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

Single Price:

\$170,000

Median sale price

Median price

\$489,000

House

Unit

X

Suburb

MELBOURNE

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
407/591 ELIZABETH ST, MELBOURNE, VIC 3004	\$165,000	10/01/2018
308/591 ELIZABETH ST, MELBOURNE, VIC 3004	\$165,000	22/12/2017
403/591 ELIZABETH ST, MELBOURNE, VIC 3004	*\$263,000	05/12/2017