

# STATEMENT OF INFORMATION

606/591 ELIZABETH STREET, MELBOURNE, VIC

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

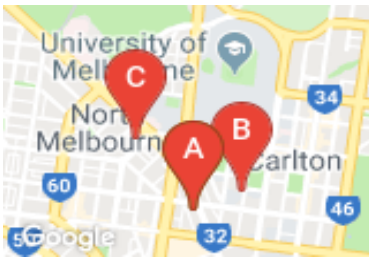
**606/591 ELIZABETH STREET,**

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**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://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

**603/139 BOUVERIE ST, CARLTON, VIC 3053**

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**Sale Price****\$178,000**

Sale Date: 03/04/2018

Distance from Property: 337m

**208/6 HIGH ST, NORTH MELBOURNE, VIC**

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**Sale Price****\$170,000**

Sale Date: 14/02/2018

Distance from Property: 632m

**This report has been compiled on 27/06/2018 by Chilli Realty. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

606/591 ELIZABETH STREET, MELBOURNE, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 3000	\$165,000	10/01/2018
603/139 BOUVERIE ST, CARLTON, VIC 3053	\$178,000	03/04/2018
208/6 HIGH ST, NORTH MELBOURNE, VIC 3051	\$170,000	14/02/2018