

# STATEMENT OF INFORMATION

407/591 ELIZABETH STREET, MELBOURNE, VIC 3004

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

**407/591 ELIZABETH STREET,**

1 bed 1 bath - car

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$165,000**

Provided by: Peter Davies, Chilli Realty

## MEDIAN SALE PRICE

**MELBOURNE, VIC, 3004**

Suburb Median Sale Price (Unit)

**\$490,000**

01 October 2016 to 30 September 2017

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.

**201/591 ELIZABETH ST, MELBOURNE, VIC**

1 bed 1 bath - car

Sale Price

**\$151,000**

Sale Date: 17/07/2017

Distance from Property: 0m

**502/42 BARRY ST, CARLTON, VIC 3053**

1 bed 1 bath - car

Sale Price

**\*\$175,000**

Sale Date: 08/09/2017

Distance from Property: 230m

**314/127 LEICESTER ST, CARLTON, VIC 3053**

1 bed 1 bath - car

Sale Price

**\$160,000**

Sale Date: 14/06/2017

Distance from Property: 254m

**This report has been compiled on 25/10/2017 by Chilli Realty. Property Data Solutions Pty Ltd 2017 - [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

407/591 ELIZABETH STREET, MELBOURNE, VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$165,000

### Median sale price

Median price

\$490,000

House

Unit

X

Suburb

MELBOURNE

Period

01 October 2016 to 30 September  
2017

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
201/591 ELIZABETH ST, MELBOURNE, VIC 3004	\$151,000	17/07/2017
502/42 BARRY ST, CARLTON, VIC 3053	*\$175,000	08/09/2017
314/127 LEICESTER ST, CARLTON, VIC 3053	\$160,000	14/06/2017