## 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	3307/285 La Trobe Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Single price	\$560,000
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### Median sale price

Median price \$447,500	Property Type Uni	t S	Suburb Melbourne
Period - From 22/10/2018	to 21/10/2019	Source	REIV

## 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

Address of comparable property		Price	Date of sale
1	4601/81 Abeckett St MELBOURNE 3000	\$570,000	25/06/2019
2	3311/500 Elizabeth St MELBOURNE 3000	\$570,000	03/05/2019
3	906/68 La Trobe St MELBOURNE 3000	\$560,000	29/05/2019

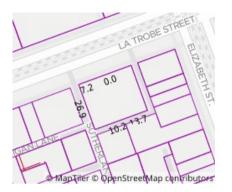
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/10/2019 11:36



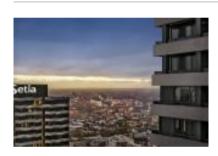






Indicative Selling Price \$590,000 Median Unit Price 22/10/2018 - 21/10/2019: \$447,500

# Comparable Properties



4601/81 Abeckett St MELBOURNE 3000 (REI/VG)

**•** 1

**₽** -

Price: \$570,000 Method: Private Sale Date: 25/06/2019

Property Type: Apartment

Agent Comments



3311/500 Elizabeth St MELBOURNE 3000

(REI/VG)

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Price: \$570,000 Method: Private Sale Date: 03/05/2019

Rooms: 4

Property Type: Apartment

**Agent Comments** 



Price: \$560,000 Method: Sale Date: 29/05/2019

Property Type: Strata Unit/Flat

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



