### 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

1701/68 Latrobe Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$595,000		&		\$654,500					
Median sale pr	rice									
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	72/33 Jeffcott St WEST MELBOURNE 3003	\$645,000	19/11/2019
2	1203/22-24 Jane Bell La MELBOURNE 3000	\$645,000	07/10/2019
3	115/108 Flinders St MELBOURNE 3000	\$603,000	12/10/2019

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.

This Statement of Information was prepared on:

23/01/2020 17:21



# RT Edgar





Property Type: Apartment Agent Comments Indicative Selling Price \$595,000 - \$654,500 Median Unit Price December quarter 2019: \$550,000

## **Comparable Properties**



72/33 Jeffcott St WEST MELBOURNE 3003 (REI/VG)



Price: \$645,000 Method: Private Sale Date: 19/11/2019 Property Type: Apartment

Agent Comments

Agent Comments



(REI/VG) 2 1 1 1 Price: \$645,000

1203/22-24 Jane Bell La MELBOURNE 3000

Method: Sold Before Auction Date: 07/10/2019 Rooms: 3 Property Type: Apartment



115/108 Flinders St MELBOURNE 3000 (REI) Agent Comments



Price: \$603,000 Method: Auction Sale Date: 12/10/2019 Rooms: 4 Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

propertydata



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.