

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

1905/673 La Trobe Street, Docklands Vic 3008
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Indicative selling price

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

Range between

\$450,000

 &

\$470,000

Median sale price

Median price

\$607,000

 Property Type

Unit

 Suburb

Docklands

Period - From

04/12/2018

 to

03/12/2019

 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	Price	Date of sale
1	1402/199 William St MELBOURNE 3000	\$485,000	05/10/2019
2	802/455 Elizabeth St MELBOURNE 3000	\$450,000	09/09/2019
3	2601/220 Spencer St MELBOURNE 3000	\$446,000	10/11/2019

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:

04/12/2019 14:18



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$450,000 - \$470,000

Median Unit Price

04/12/2018 - 03/12/2019: \$607,000

Comparable Properties



1402/199 William St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$485,000
Method: Auction Sale
Date: 05/10/2019
Rooms: 4
Property Type: Apartment



802/455 Elizabeth St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 09/09/2019
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)



2601/220 Spencer St MELBOURNE 3000 (REI)

Agent Comments



Price: \$446,000
Method: Sold After Auction
Date: 10/11/2019
Rooms: 3
Property Type: Apartment