

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 3307/285 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$590,000

Median sale price

Median price \$447,500

Property Type Unit

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	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 comparable properties 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



Property Type: Strata Unit/Flat

Agent Comments

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)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 25/06/2019

Property Type: Apartment



3311/500 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 03/05/2019

Rooms: 4

Property Type: Apartment



906/68 La Trobe St MELBOURNE 3000 (VG)

Agent Comments



Price: \$560,000

Method: Sale

Date: 29/05/2019

Property Type: Strata Unit/Flat