Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| | 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 | \$590,000 |
|--------------|-----------|
| | |

Median sale price

| Median price | \$447,500 | Pro | perty 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

| 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

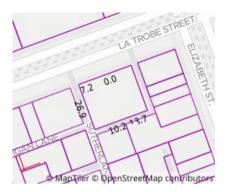
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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

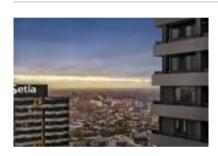






Indicative Selling Price \$590,000 Median Unit Price 22/10/2018 - 21/10/2019: \$447,500

Comparable Properties



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

• 1

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

Property Type: Apartment

Agent Comments



3311/500 Elizabeth St MELBOURNE 3000

(REI/VG)

2

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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



