

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 3003/285 La Trobe Street, Melbourne VIC 3000

Indicative selling price

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

Single price \$*589,000.00

or range between \$*

&

\$

Median sale price

Median price \$ 583,625.00

Property type unit

Suburb Melbourne

Period - From 2019 Q1

to

2019 Q4

Source REIV

Comparable property sales

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 4608/80 A'Beckett St Melbourne	\$ 565,000.00	05 Dec 2019
2 203/28 Wills St Melbourne	\$ 580,000.00	13 Nov 2019
3 2401/380 Little Lonsdale St Melbourne	\$ 585,000.00	25 Sep 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: 22/01/2020