

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

1970/68 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$600,000

 &

\$660,000

Median sale price

Median price

\$540,600

 Property Type

Unit

 Suburb

Melbourne

Period - From

08/04/2023

 to

07/04/2024

 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	1002/68 La Trobe St MELBOURNE 3000	\$690,000	23/11/2023
2	305/141 La Trobe St MELBOURNE 3000	\$650,000	20/11/2023
3	1404/68 La Trobe St MELBOURNE 3000	\$600,000	29/11/2023

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:

08/04/2024 15:26



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
08/04/2023 - 07/04/2024: \$540,600

Comparable Properties



1002/68 La Trobe St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$690,000
Method: Private Sale
Date: 23/11/2023
Property Type: Apartment

305/141 La Trobe St MELBOURNE 3000 (VG) **Agent Comments**



Price: \$650,000
Method: Sale
Date: 20/11/2023
Property Type: Flat/Unit/Apartment (Res)



1404/68 La Trobe St MELBOURNE 3000 (VG) **Agent Comments**



Price: \$600,000
Method: Sale
Date: 29/11/2023
Property Type: Flat/Unit/Apartment (Res)