

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address 50/398 La Trobe Street, MELBOURNE VIC 3000
Including suburb & postcode

Indicative selling price

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

Single price X or range between \$840,000 & \$880,000

Median sale price

Median price \$501,900 Property type Apartment Suburb MELBOURNE
Period - From 01/01/2021 to 31/12/2021 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	Sale Date	Size	Bed	Bath	Car
1. 203/16-22 Cobden St North Melbourne	\$830,000	09/11/2021	84m2	3	1	1
2. 66/33 La Trobe St, Melbourne	\$830,000	21/01/2021	112m2	3	1	1
3. 110-114 Errol Street North Melbourne	\$897,500	21/11/2021	108m2	2	1	1

This Statement of Information was prepared on: 11/05/2022

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 10/131 La Trobe Street, Melbourne	\$965,000	07/12/2021	130m2	3	2	1
5. 193/ 486 La Trobe Street, Melbourne	\$800,000	08/10/2021	123m2	3	1	1
6. 27/101 Leveson St North Melbourne	\$900,000	23/03/2022	90m2	2	2	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No.	N/A	\$750 - \$800 / \$3258.92 - \$3476.19

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1994.31	\$615.88	\$5791.50	\$8401.69

Size	Year Built	Complex/Block	Facilities
139.3m2	Built 1929, Converted 1998	58 /58	Gymnasium

Owners Corporation	Chattels
BCS – 03 9616 1699	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Hudson on La Trobe Apartments	Deadline Sale 17/05/22 at 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.