

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

811/585 La Trobe Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$260,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

302/585 La Trobe Street Melbourne VIC 3000	\$320,000	15-Nov-20
622/585 La Trobe Street Melbourne VIC 3000	\$311,000	17-Feb-21

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 6 months.

This Statement of Information was prepared on: 22 April 2021



302/585 La Trobe Street Melbourne VIC 3000

^{RS} Sold Price **\$320,000** Sold Date **15-Nov-20**

 2  1  1

Distance -



622/585 La Trobe Street Melbourne VIC 3000

^{RS} Sold Price **\$311,000** Sold Date **17-Feb-21**

 2  1  1

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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