

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

2603/36-40 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

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 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

3009/8 Sutherland Street Melbourne VIC 3000	\$500,000	23-Jun-21
509/225 Elizabeth Street Melbourne VIC 3000	\$480,000	27-Jun-21
506/422-428 Collins Street Melbourne VIC 3000	\$489,000	05-Jul-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: 27 July 2021

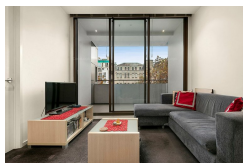


**3009/8 Sutherland Street
Melbourne VIC 3000**

2 2 -

Sold Price **\$500,000** Sold Date **23-Jun-21**

Distance **0.67km**



**509/225 Elizabeth Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$480,000** Sold Date **27-Jun-21**

Distance **0.73km**



**506/422-428 Collins Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$489,000** Sold Date **05-Jul-21**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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