

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	1201/36 La Trobe Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$390,000	&	\$429,000

Median sale price

Median price	\$525,000	Hou	se	Unit	Х	Suburb	Melbourne
Period - From	01/07/2018	to	30/09/2018		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 2706/36 La Trobe St MELBOURNE 3000 \$438,780 10/07/2018 2 1008/585 La Trobe St MELBOURNE 3000 \$399,950 23/07/2018 3 1401/36 La Trobe St MELBOURNE 3000 \$390,000 17/08/2018

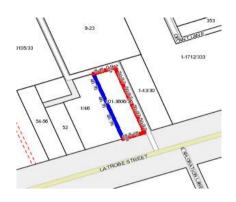
OR

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.











Property Type: Apartment Agent Comments

Indicative Selling Price \$390,000 - \$429,000 Median Unit Price September quarter 2018: \$525,000

Comparable Properties

2706/36 La Trobe St MELBOURNE 3000 (VG)

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Price: \$438,780 Method: Sale Date: 10/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1008/585 La Trobe St MELBOURNE 3000 (VG)

🛏 1 📛 - 🛱

Price: \$399,950 Method: Sale Date: 23/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1401/36 La Trobe St MELBOURNE 3000

(REI/VG)

🛏 1 👆 1 🛱

Price: \$390,000 Method: Private Sale Date: 17/08/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9936 9999 | F: 03 96819599





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