

# 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

1102/285 Latrobe Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$565,000 & \$595,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne

Period - From 22/10/2020 to 21/10/2021 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     | Date of sale |
|---|----------------------------------------|-----------|--------------|
| 1 | 2809/200 Spencer St MELBOURNE 3000     | \$585,000 | 24/04/2021   |
| 2 | 1206/28 Wills St MELBOURNE 3000        | \$575,000 | 27/04/2021   |
| 3 | 1503/22-24 Jane Bell La MELBOURNE 3000 | \$575,000 | 26/04/2021   |

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:

22/10/2021 13:16

 2  1  1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$565,000 - \$595,000

**Median Unit Price**

22/10/2020 - 21/10/2021: \$500,000

## Comparable Properties



**2809/200 Spencer St MELBOURNE 3000 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 24/04/2021

**Property Type:** Apartment



**1206/28 Wills St MELBOURNE 3000 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 27/04/2021

**Property Type:** Apartment



**1503/22-24 Jane Bell La MELBOURNE 3000 (REI)**

Agent Comments

 2  1  1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 26/04/2021

**Property Type:** Apartment