

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



611/68 LA TROBE ST, MELBOURNE, VIC

2 2 1

Indicative Selling Price

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

Price Range: \$580,000 to \$620,000

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



MELBOURNE, VIC, 3004

Suburb Median Sale Price (Unit)

\$484,000

01 July 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



202/68 LA TROBE ST, MELBOURNE, VIC 3004

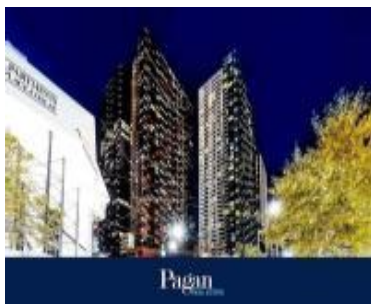
2 2 1

Sale Price

\$615,000

Sale Date: 20/09/2017

Distance from Property: 0m



2113/220 SPENCER ST, MELBOURNE, VIC 3004

2 2 1

Sale Price

\$580,888

Sale Date: 30/08/2017

Distance from Property: 1.4km



1011/33 ROSE LANE, MELBOURNE, VIC 3004

2 2 1

Sale Price

***\$620,000**

Sale Date: 02/11/2017

Distance from Property: 1.4km



This report has been compiled on 21/03/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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
Including suburb and
postcode

611/68 LA TROBE ST, MELBOURNE, VIC 3004

Indicative selling price

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

Price Range:

\$580,000 to \$620,000

Median sale price

Median price

\$484,000

House

Unit

X


Suburb

MELBOURNE

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
202/68 LA TROBE ST, MELBOURNE, VIC 3004	\$615,000	20/09/2017
2113/220 SPENCER ST, MELBOURNE, VIC 3004	\$580,888	30/08/2017
1011/33 ROSE LANE, MELBOURNE, VIC 3004	*\$620,000	02/11/2017