

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

1307/68 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$509,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/09/2024 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	184/173 City Rd SOUTHBANK 3006	\$550,000	07/11/2024
2	287/183 City Rd SOUTHBANK 3006	\$586,000	03/10/2024
3	5707/81 Abeckett St MELBOURNE 3000	\$568,000	06/09/2024

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:

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Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

September quarter 2024: \$509,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



184/173 City Rd **SOUTHBANK 3006 (REI/VG)**

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 07/11/2024

Property Type: Apartment



287/183 City Rd **SOUTHBANK 3006 (REI/VG)**

Agent Comments



Price: \$586,000

Method: Private Sale

Date: 03/10/2024

Property Type: Apartment



5707/81 Abeckett St **MELBOURNE 3000 (REI)**

Agent Comments



Price: \$568,000

Method: Private Sale

Date: 06/09/2024

Property Type: Apartment

Land Size: 67 sqm approx

Account - Whiting & Co Professionals St Kilda | P: 03 95348014