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	Range between	\$550,000	&	\$590,000
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Median sale price

Median price	\$509,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/07/2024	to	30/09/2024	S	ource	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

	aress of comparable property	1 1100	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:	05/12/2024 16:27



Date of sale





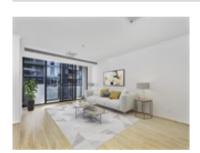
Indicative Selling Price \$550,000 - \$590,000 Median Unit Price September quarter 2024: \$509,000



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Property Type: Strata Unit/Flat Agent Comments

Comparable Properties



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

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Price: \$550,000 Method: Private Sale Date: 07/11/2024

Property Type: Apartment

Agent Comments



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

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Agent Comments

Price: \$586,000 **Method:** Private Sale **Date:** 03/10/2024

Property Type: Apartment

5707/81 Abeckett St MELBOURNE 3000 (REI)

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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



