

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 1203/677 La Trobe Street, Docklands, VIC 3008.

Indicative selling price

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

Range between \$475,000 & \$520,000

Median sale price

Median price \$582,000 Property type Unit Suburb Docklands

Period - From 17/10/2018 To 17/10/2019 Source PropertyData.com.au

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 |
|-------------------------------------------|-----------|--------------|
| 1 2702/241 Harbour Esp DOCKLANDS 3008 VIC | \$516,000 | 05/09/2019 |
| 2 1215/8 Marmion PI DOCKLANDS 3008 VIC | \$490,000 | 30/08/2019 |
| 3 1709/677 La Trobe St DOCKLANDS 3008 VIC | \$490,000 | 17/08/2019 |

This Statement of Information was prepared on: 17th October 2019