

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

320/673 La Trobe Street, Docklands Vic 3008

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Docklands

Period - From

01/10/2023

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	606/589 Elizabeth St MELBOURNE 3000	\$285,000	23/09/2024
2	322/757 Bourke St DOCKLANDS 3008	\$285,000	09/09/2024
3	903/392 Spencer St WEST MELBOURNE 3003	\$282,000	23/08/2024

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:

11/11/2024 11:22



1
 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$285,000

Median Unit Price

Year ending September 2024: \$615,000

Comparable Properties



606/589 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments

1
 1
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Price: \$285,000

Method: Private Sale

Date: 23/09/2024

Property Type: Apartment



322/757 Bourke St DOCKLANDS 3008 (REI/VG)

Agent Comments

1
 1
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Price: \$285,000

Method: Private Sale

Date: 09/09/2024

Property Type: Apartment



903/392 Spencer St WEST MELBOURNE 3003 (REI)

Agent Comments

1
 1
 -

Price: \$282,000

Method: Private Sale

Date: 23/08/2024

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504