

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

605/68 La Trobe Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$638,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

141/120-150 Sturt Street Southbank VIC 3006	\$855,000	12-Nov-21
104/120-150 Sturt Street Southbank VIC 3006	\$810,000	12-Oct-21
299 Spring Street Melbourne VIC 3000	\$1,340,000	04-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 16 November 2021

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141/120-150 Sturt Street Southbank VIC 3006

Sold Price

^{RS} **\$855,000** ^{UN}

Sold Date

12-Nov-21

 3  1  1

Distance

1.84km



104/120-150 Sturt Street Southbank VIC 3006

Sold Price

^{RS} **\$810,000** ^{UN}

Sold Date

12-Oct-21

 3  1  1

Distance

1.84km



299 Spring Street Melbourne VIC 3000

Sold Price

\$1,340,000

Sold Date

04-Oct-21

 3  1  1

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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