

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

332/673-683 LA TROBE STREET DOCKLANDS VIC 3008

Indicative selling price

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

Single Price

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2022

to

31 Oct 2023

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

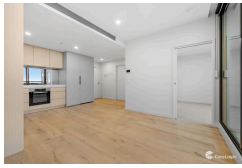
83-113 BATMAN STREET WEST MELBOURNE VIC 3003	\$365,000	10-Oct-23
810/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$350,000	07-Jul-23

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: 13 November 2023

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**83-113 BATMAN STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

^{RS}

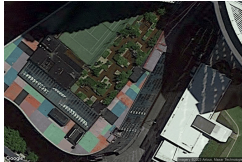
\$365,000

Sold Date

10-Oct-23

Distance

0.25km



**810/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 1  1  1

Sold Price

\$350,000

Sold Date

07-Jul-23

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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