

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2101/68 LA TROBE STREET, MELBOURNE,  3  2  2

Indicative Selling Price

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

Single Price: **\$1,050,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



MELBOURNE, VIC, 3000

Suburb Median Sale Price (Unit)

\$505,000

01 January 2018 to 31 December 2018

Provided by: 

COMPARABLE PROPERTIES

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.



18/410 QUEEN ST, MELBOURNE, VIC 3000  2  2  2

Sale Price

***\$1,075,000**

Sale Date: 17/10/2018

Distance from Property: 746m



1111/576 ST KILDA RD, MELBOURNE, VIC 3004  3  2  2

Sale Price

\$1,100,000

Sale Date: 13/11/2018

Distance from Property: 4.6km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2101/68 LA TROBE STREET, MELBOURNE, VIC 3000

Indicative selling price

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

Single Price:

\$1,050,000

Median sale price

Median price

\$505,000

House

Unit

X

Suburb

MELBOURNE

Period

01 January 2018 to 31 December 2018

Source

 pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

18/410 QUEEN ST, MELBOURNE, VIC 3000	*\$1,075,000	17/10/2018
1111/576 ST KILDA RD, MELBOURNE, VIC 3004	\$1,100,000	13/11/2018