

## 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 42/398 La Trobe Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

#### Median sale price

Median price \$486,000 House Unit X Suburb Melbourne

Period - From 01/04/2018 to 31/03/2019 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	1102/265 Exhibition St MELBOURNE 3000	\$750,000	11/05/2019
2	3108/22-24 Jane Bell La MELBOURNE 3000	\$749,800	06/02/2019
3	86/283 Spring St MELBOURNE 3000	\$731,000	30/03/2019

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.

42/398 La Trobe Street, Melbourne Vic 3000



 2  1  1

**Rooms:** 1 powder room  
**Property Type:** Apartment  
**Land Size:** 115 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
Year ending March 2019: \$486,000

## Comparable Properties



**1102/265 Exhibition St MELBOURNE 3000 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** -  
**Property Type:** Apartment

**3108/22-24 Jane Bell La MELBOURNE 3000 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$749,800  
**Method:** Sale  
**Date:** 06/02/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**86/283 Spring St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

 2  2  1

83 m2 approx. Source: RP data

**Price:** \$731,000  
**Method:** Auction Sale  
**Date:** 30/03/2019  
**Rooms:** -  
**Property Type:** Apartment