

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

1911/228 Latrobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$515,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2021 to 30/06/2021 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	14.2/201 Spring St MELBOURNE 3000	\$485,000	06/06/2021
2	47/287 Exhibition St MELBOURNE 3000	\$420,000	25/06/2021
3	2709/285 La Trobe St MELBOURNE 3000	\$405,000	13/07/2021

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:

04/10/2021 11:00



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

June quarter 2021: \$515,000

Comparable Properties



14.2/201 Spring St MELBOURNE 3000 (REI)

Agent Comments

1 1 -

Price: \$485,000

Method: Private Sale

Date: 06/06/2021

Property Type: Apartment



47/287 Exhibition St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$420,000

Method: Private Sale

Date: 25/06/2021

Property Type: Apartment



2709/285 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$405,000

Method: Private Sale

Date: 13/07/2021

Property Type: Apartment

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