#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

1911/228 Latrobe Street, Melbourne Vic 3000

#### Indicative selling price

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

#### Median sale price

Median price	\$515,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	01/04/2021	to	30/06/2021	So	ource	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

7,01	aress of comparable property	1 1100	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



Date of sale

## RT Edgar

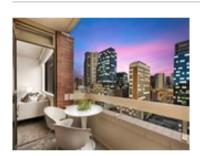




Property Type: Apartment **Agent Comments** 

**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)

Price: \$485,000 Method: Private Sale Date: 06/06/2021

Property Type: Apartment

**Agent Comments** 



47/287 Exhibition St MELBOURNE 3000

(REI/VG)



Price: \$420,000 Method: Private Sale Date: 25/06/2021

Property Type: Apartment

Agent Comments



2709/285 La Trobe St MELBOURNE 3000

(REI/VG)

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Price: \$405,000 Method: Private Sale Date: 13/07/2021

Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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