Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8303/228 La Trobe Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$525,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/07/2020	to	30/06/2021	S	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

Add	dress of comparable property	Price	Date of sale
1	2/161 La Trobe St MELBOURNE 3000	\$900,000	26/06/2021
2	905/155 Franklin St MELBOURNE 3000	\$845,000	19/06/2021
3	903/325 Collins St MELBOURNE 3000	\$750,000	18/08/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/09/2021 21:12



RT Edgar





Property Type: Apartment **Agent Comments**

Indicative Selling Price \$790,000 - \$860,000 **Median Unit Price** Year ending June 2021: \$525,000

Comparable Properties



2/161 La Trobe St MELBOURNE 3000 (REI/VG) Agent Comments

Price: \$900,000 Method: Auction Sale Date: 26/06/2021 Property Type: Unit

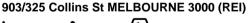
905/155 Franklin St MELBOURNE 3000

(REI/VG)

Price: \$845,000 Method: Auction Sale Date: 19/06/2021

Property Type: Apartment

Agent Comments









Agent Comments

Price: \$750.000 Method: Private Sale Date: 18/08/2021

Property Type: Apartment

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