

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

23/131 La Trobe Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

2008/318 Russell Street Melbourne VIC 3000	\$680,000	30-Jun-21
283 Spring Street Melbourne VIC 3000	\$640,000	08-May-21
1207/181 Exhibition Street Melbourne VIC 3000	\$710,000	05-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 15 July 2021

 2008/318 Russell Street, Melbourne VIC 3000	2008/318 Russell Street Melbourne VIC 3000 2 2 1	Sold Price	^{RS} \$680,000	Sold Date	30-Jun-21
				Distance	0.12km
	283 Spring Street Melbourne VIC 3000 2 2 1	Sold Price	\$640,000	Sold Date	08-May-21
				Distance	0.29km
	1207/181 Exhibition Street Melbourne VIC 3000 2 2 1	Sold Price	\$710,000	Sold Date	05-Mar-21
				Distance	0.38km
	1106/265-273 Exhibition Street Melbourne VIC 3000 2 2 1	Sold Price	\$640,000	Sold Date	03-Mar-21
				Distance	0.14km

RS = Recent sale

UN = Undisclosed Sale

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