

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

3604/285 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$570,000

&

\$599,900

Median sale price

Median price

\$520,000

House

Unit

X

Suburb

Melbourne

Period - From

01/07/2017

to

30/06/2018

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	4205/285 La Trobe St MELBOURNE 3000	\$624,500	16/05/2018
2	801/181 Exhibition St MELBOURNE 3000	\$578,000	06/09/2018
3	3001/285 La Trobe St MELBOURNE 3000	\$568,000	30/05/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Land Size: 57 sqm approx

Agent Comments

North Facing

Comparable Properties

4205/285 La Trobe St MELBOURNE 3000 (VG) Agent Comments



Price: \$624,500

Method: Sale

Date: 16/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



801/181 Exhibition St MELBOURNE 3000 (REI) Agent Comments



Price: \$578,000

Method: Private Sale

Date: 06/09/2018

Rooms: 3

Property Type: Apartment

3001/285 La Trobe St MELBOURNE 3000 (VG) Agent Comments



Price: \$568,000

Method: Sale

Date: 30/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)