

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

1402/677 La Trobe Street, Docklands Vic 3008

Indicative selling price

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

Range between \$500,000

&

\$525,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Docklands

Period - From 01/01/2022

to

31/12/2022

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	1703/677 La Trobe St DOCKLANDS 3008	\$575,000	14/12/2022
2	1303/677 La Trobe St DOCKLANDS 3008	\$510,000	05/02/2023
3	1403/677 La Trobe St DOCKLANDS 3008	\$507,000	21/11/2022

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:

21/03/2023 14:31



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$525,000

Median Unit Price

Year ending December 2022: \$585,000

Comparable Properties



1703/677 La Trobe St DOCKLANDS 3008 (VG)

Agent Comments

2
 -
 -

Price: \$575,000

Method: Sale

Date: 14/12/2022

Property Type: Flat/Unit/Apartment (Res)

1303/677 La Trobe St DOCKLANDS 3008 (REI/VG)

Agent Comments

2
 1
 1

Price: \$510,000

Method: Private Sale

Date: 05/02/2023

Property Type: Apartment



1403/677 La Trobe St DOCKLANDS 3008 (REI/VG)

Agent Comments

2
 1
 1

Price: \$507,000

Method: Sold Before Auction

Date: 21/11/2022

Rooms: 4

Property Type: Apartment

Land Size: 68 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951