

## 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

3104/36-40 La Trobe Street Melbourne VIC 3000

### Indicative selling price

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

Single Price

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2018

to

30 Nov 2019

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

1304/318 Russell Street Melbourne VIC 3000	\$535,000	14-Jun-19
1307/318 Russell Street Melbourne VIC 3000	\$545,000	02-Jul-19
1318/139-143 Lonsdale Street Melbourne VIC 3000	\$465,000	03-Sep-19

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: 03 December 2019



**1304/318 Russell Street Melbourne  
VIC 3000**

2 1 -

Sold Price

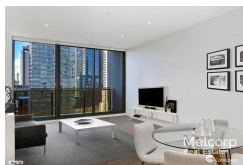
**\$535,000**

Sold Date

**14-Jun-19**

Distance

**0.15km**



**1307/318 Russell Street Melbourne  
VIC 3000**

2 1 -

Sold Price

**\$545,000**

Sold Date

**02-Jul-19**

Distance

**0.15km**



**1318/139-143 Lonsdale Street  
Melbourne VIC 3000**

2 1 -

Sold Price

**\$465,000**

Sold Date

**03-Sep-19**

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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