

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

608/673 La Trobe Street, Docklands Vic 3008

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$553,500

Property Type

Unit

Suburb

Docklands

Period - From

01/01/2020

to

31/03/2020

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 | 1905/673 La Trobe St DOCKLANDS 3008 | \$450,000 | 23/03/2020 |
| 2 | 34/50 Rosslyn St WEST MELBOURNE 3003 | \$400,000 | 29/05/2020 |
| 3 | 2207/31 Abeckett St MELBOURNE 3000 | \$380,000 | 17/06/2020 |

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:

13/07/2020 20:05



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$420,000
Median Unit Price
March quarter 2020: \$553,500

Comparable Properties



1905/673 La Trobe St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 23/03/2020
Property Type: Apartment



34/50 Rosslyn St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 29/05/2020
Rooms: 3
Property Type: Unit



2207/31 Abeckett St MELBOURNE 3000 (REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 17/06/2020
Rooms: 4
Property Type: Apartment