

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	608/585 La Trobe Street, Melbourne, VIC 3000
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Indicative selling price

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

Price Range	\$220,000	&	\$240,000
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Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Melbourne (3000)
Period - From	02/05/2022	to	02/05/2023	Source	www.prpertydata.com.au

Comparable property sales

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
807/585 LA TROBE STREET, MELBOURNE VIC 3000	\$239,200	02/02/2023
811/585 LA TROBE STREET, MELBOURNE VIC 3000	\$248,888	08/05/2021
722/585 LA TROBE STREET, MELBOURNE VIC 3000	\$248,888	02/04/2021

This Statement of Information was prepared on: 02/05/2023