

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2401/36 La Trobe Street, Docklands 3008

Indicative selling price

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

or range between

\$* 418,000

&

\$* 438,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 415,000

*House

☐

*Unit

☒

Suburb

Docklands

Period - From

01/09/2018

to

30/04/2019

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
3606/36 La Trobe Street Melbourne 3000	\$484,000	05/10/2018
3403/36 La Trobe Street Melbourne 3000	\$480,000	03/09/2018
2706/36 La Trobe Street Melbourne 3000	\$438,000	08/11/2018