

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	704/673 La Trobe Street, Docklands, VIC 3008

Indicative selling price

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

Price Range	\$580,000	&	\$610,000
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Median sale price

Median price	\$630,000	Property Type	Apartment	Suburb	Docklands (3008)
Period - From	01/08/2022	to	31/07/2023	Source	realestate.com.au

Comparable property sales

A These are two 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
1706/677 LA TROBE STREET, DOCKLANDS VIC 3008	\$595,000	10/08/2023
1302/231 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$620,000	28/07/2023

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:	22/08/2023
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