Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2205/228 La Trobe Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between \$400,000	&	\$440,000
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Median sale price

Median price	\$501,900	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/01/2021	to	31/12/2021		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

Aut	areas or comparable property	1 1100	Date of Sale
1	1008/18 Waterview Wlk DOCKLANDS 3008	\$440,000	29/01/2022
2	3304/200 Spencer St MELBOURNE 3000	\$420,000	27/01/2022
3	1911/228 La Trobe St MELBOURNE 3000	\$400,000	17/11/2021

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:	16/03/2022 12:23

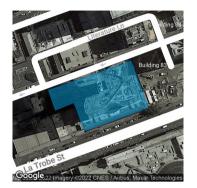


Date of sale



Jake Hu 0488 028 978 jake@melbournerealestate.com.au

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** Year ending December 2021: \$501,900



Property Type: Strata Unit/Flat Land Size: 42.9 sqm approx

Agent Comments

Comparable Properties



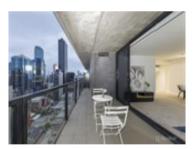
1008/18 Waterview Wlk DOCKLANDS 3008

(VG)

Price: \$440,000 Method: Sale Date: 29/01/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3304/200 Spencer St MELBOURNE 3000

(REI/VG)



Price: \$420,000 Method: Private Sale Date: 27/01/2022

Property Type: Apartment Land Size: 57 sqm approx Agent Comments



1911/228 La Trobe St MELBOURNE 3000

(REI/VG)

Price: \$400,000 Method: Private Sale

Date: 17/11/2021 Property Type: Apartment Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



