

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

10/398 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 31/12/2022 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	1102/915 Collins St DOCKLANDS 3008	\$670,000	14/09/2022
2	908/118 Russell St MELBOURNE 3000	\$665,000	19/11/2022
3	3/48 Leicester St CARLTON 3053	\$628,000	29/12/2022

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:

10/03/2023 16:22



Property Type:
Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

December quarter 2022: \$530,000

Comparable Properties



1102/915 Collins St DOCKLANDS 3008
(REI/VG)

Agent Comments

2 1 1

Price: \$670,000

Method: Private Sale

Date: 14/09/2022

Property Type: Apartment



908/118 Russell St MELBOURNE 3000
(REI/VG)

Agent Comments

2 1 1

Price: \$665,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Apartment



3/48 Leicester St CARLTON 3053 (REI/VG)

Agent Comments

2 1 1

Price: \$628,000

Method: Private Sale

Date: 29/12/2022

Property Type: Apartment