

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

3903/285 Latrobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$510,000 & \$550,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Melbourne

Period - From 18/07/2022 to 17/07/2023 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	2710/60 Abeckett St MELBOURNE 3000	\$550,000	01/03/2023
2	2903/285 La Trobe St MELBOURNE 3000	\$540,000	11/05/2023
3	2101/80 Abeckett St MELBOURNE 3000	\$518,000	04/04/2023

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:

18/07/2023 14:28



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$510,000 - \$550,000

Median Unit Price

18/07/2022 - 17/07/2023: \$505,000

Comparable Properties

2710/60 Abeckett St MELBOURNE 3000 (VG)

Agent Comments

2
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Price: \$550,000

Method: Sale

Date: 01/03/2023

Property Type: Flat/Unit/Apartment (Res)



2903/285 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

2
 1
 1

Price: \$540,000

Method: Private Sale

Date: 11/05/2023

Property Type: House

2101/80 Abeckett St MELBOURNE 3000 (VG)

Agent Comments

2
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Price: \$518,000

Method: Sale

Date: 04/04/2023

Property Type: Flat/Unit/Apartment (Res)

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